

AGAR TOWN, ST. PANCRAZ.

R E P O R T

ON THE

PRESENT STATE OF CERTAIN PARTS

OF

THE METROPOLIS,

AND ON THE

MODEL LODGING HOUSES OF LONDON;

BY

H. D. GRAINGER, Esq.

Ordered, by The House of Commons, to be Printed,

13 June 1881

(Price 6d.)

AGAR TOWN, ST. PANCRAS.

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COPY "OF A

R E P O R T

LATELY MADE TO THE BOARD OF HEALTH,

IN REFERENCE TO THE

SANITARY CONDITION

OF

AGAR TOWN, ST. PANCRAS."

(*Sir Benjamin Hall.*)

Ordered, by The House of Commons, to be Printed,

13 June 1851.

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PUBLIC HEALTH ACT

(11 & 12 Vict. cap. 63.)

REPORT on the Present State of certain Parts of the
METROPOLIS, and on the MODEL LODGING HOUSES of
London; by R. D. Grainger, Esq.

Highgate, 31 May 1851.

My Lords and Gentlemen,

IN consequence of the General Board of Health having received communications respecting the occurrence, in a crowded and neglected part of the metropolis, Church-lane, St. Giles's, of an unusual form of disease, namely, intermittent fever or ague (*See Appendix for evidence of Dr. Pidduck and Mr. Lloyd*), I was requested to inspect that district, and also certain other localities, with the view of ascertaining what was their present sanitary condition, and whether any and what improvements had been effected by the local authorities since the attack of cholera. It was also the request of the General Board that I should visit all the model lodging-houses, in order to ascertain the comparative health of the inmates in their present as contrasted with their former habitations, the charge for rent, and other similar circumstances.

State of the Metropolis in 1848-49.—Before entering on the more immediate matter of this Report, I beg to remind the General Board what was the actual condition of the more populous districts of London, as disclosed in the various Reports of the Medical Inspectors employed during the epidemic cholera of 1848-49. The uniform evidence of every medical man engaged during that period, whether as an inspector, visitor, or poor-law surgeon, showed that, in all parts of the metropolis, the dwellings of the industrious classes were in a most deplorable condition; that they were filthy, unwholesome, and neglected; that they were deficient in all the arrangements demanded by decency, comfort, and health; that there were in many localities houses utterly unfit for human habitation; that the water supply was miserable, both as to quantity and quality, the privies foul and

overflowing, and the scavenging grossly neglected ; and that, as the direct consequence of all this, there was extreme misery, sickness, and mortality.

The Report of the General Board of Health on the epidemic cholera abounds in proofs that this is a faithful picture of the poorer parts of London ; and to that document I would refer for the detailed illustration of the position here advanced.

The localities to which I have more particularly directed my attention are the following :

1. Agar-town, St. Pancras.
2. The district of St. Giles's, adjoining what was, before the erection of New Oxford-street, the Rookery, consisting of Church-lane, &c.
3. Jacob's Island, Bermondsey.
4. The Potteries, Kensington.
5. Jennings' buildings, Kensington.

I have likewise examined the condition of Tindal's-buildings and Pheasant-court, Gray's-Inn-lane, and various other localities. The evidence I have obtained is appended to the present Report.

IMPROVEMENTS.—From the information I have received, it appears that in some of the localities improvements, more or less extensive, have been effected.

Church-lane, St. Giles's.—Mr. Robinson, clerk to the Board, states that the directors of the poor have made frequent representations to the Commissioners of Sewers, urging the necessity of improving the drainage of Church-lane.

The following is an extract from the Report of the Sanitary Committee, appointed 4th September 1849 :

“ DIRECTORS' MINUTES.

“ 18 September 1849.

“ *Resolved,*

“ That the powers of this Board, and of the Paving Board, though diligently put in force for the removal of nuisances, are inadequate to ameliorate to any considerable extent the unwholesome condition of Church-lane.

“ That the prevailing pestilence has there been frequent and virulent and fatal in more than an ordinary degree, so that in 23 out of 28 houses there 61 persons have been attacked, the disease proving fatal in 45 cases.

“ That

“ That the obvious unwholesomeness of these dwelling places is mainly to be attributed to want of drains and sewerage.

“ That the circumstances of the case be communicated to the Commissioners of Sewers, and that they be respectfully requested to exert what powers they may have for providing or enforcing the providing of the requisite drains and sewers.

“ This communication was acknowledged by E. H. Woolrych, esq., the secretary to the Commissioners, stating the proceedings that had then already been taken by the Court of Commissioners, and intimating that their solicitor was about to serve the requisite notices with a view to the effecting of sanitary improvements in the locality in question. The Committee therefore trust that the early removal of some of the evils pointed out may confidently be relied upon.”

Mr. Robinson states that “ the Commissioners have made sewers, and are providing a supply of water and pipes, so that each house shall be provided with a separate water-closet.” On visiting the district I found that a tank had been erected at the top of Church-lane by the Commissioners of Sewers; and the agent of one of the landlords stated they had been required to provide a water-closet for each house, which was to be supplied from the tank alluded to. When this improvement shall have been completed, it will be a vast benefit to this densely populated neighbourhood. At present there are many houses without privies; and the consequence is, that in some of the courts excrement lies about on the surface, and some of the few privies that are provided are in a most foul condition, polluting the atmosphere around.

It also appears from Mr. Robinson’s statement, that several owners of houses in Church-lane, and parts adjoining, have been summoned for neglecting to keep their houses in a proper state. Mr. Lloyd, the resident surgeon of the Bloomsbury Dispensary, states that there has been some improvement as to internal cleansing by the landlords; but he adds, “ it is totally insufficient.” The street cleansing is also better performed. Some houses were shown to me, in which cleansing had been done by the landlord. An agent of one of the landlords informed me that water is about to be laid on upon the plan of constant supply.

Jacob’s Island.—An improvement is contemplated in this notorious place which, when effected, will certainly consti-

tute one of the most important ameliorations which it would be possible to accomplish in any individual district of the metropolis. From the statement, for which I am indebted to Mr. Martin, the medical officer of the locality, it appears that the Commissioners of Sewers are negotiating with the owner of the mill stream for its purchase, with the view of filling it up. Within the last two years, the owners of several houses have supplied water to their tenants; and I was informed at the time of my visit, that pipes were being laid down in Gutteridge-place. These improvements Mr. Martin attributes to the public inquiries instituted of late years, and which brought before the public the enormous evils existing in this locality.

Potteries.—Some improvements are in progress in this hitherto much neglected part of Kensington. The Commissioners of Sewers have lately made sewers; but, according to Mr. Frost, the medical officer of the district, the Commissioners will not allow the houses to be drained into the sewers, because no water is laid on, so that at present, owing to the want of control over the water supply, the provision of sewers has led to no benefit. It further appears, that no gully-holes have been constructed, owing to the bad state of the roads, another illustration of the evils inflicted on the community by the existence of conflicting authorities.

A few houses have been supplied with water; and I was informed by one of the tenants, that the owner of the houses on one side of Heathfield-street was repairing and improving them, and also was about to provide a supply of water. Gas has likewise been laid on.

In Agar-town, St. Pancras, the water supply has been improved, most of the houses having now as much as is wanted. There are some few houses altogether unprovided. Paradise-court, St. Pancras-road, has also been supplied with water, owing to the representations of Mr. Holl, late Inspector of Nuisances.

I have, in the preceding lines, enumerated all the improvements of any importance which have been communicated to me in the course of the present inquiry. I now proceed to describe the results of my own inspection of the localities in question.

AGAR TOWN, ST. PANCRAS.—This district has the aspect of one of the most neglected parts of the metropolis; from the appearance of the roads, it might indeed be supposed that one was suddenly transported to the poorest locality of
some

some decayed country town. In many places the roads are in deep ruts, filled in the winter with mud and filth; in various directions are large heaps of dry mud, which have evidently been long accumulated; here and there were deposits of manure, either lying by the side of the road, or within the small enclosures belonging to the cottages, all adding to the contamination of the atmosphere and general discomfort. During the winter months, and after continued wet weather, these roads must be in a most deplorable state of filth, constituting a serious nuisance to the inhabitants; one respectable woman whom I questioned, said, "Oh! it is nothing now, but in the winter it is awful." In Winchester-terrace, there is a serious nuisance demanding immediate rectification; it consists of a long, open, stagnant ditch, lying by the side of the wall which bounds the station of the Great Northern Railway. Into this ditch the drains of the opposite houses empty themselves, and as these carry off the overflow from the cesspools, at least in those instances into which I inquired, the most offensive effluvia are given off. The inhabitants, many of whom are of a superior class, made great complaints of the state of this ditch, and the drainage connected with it. One young woman said that at times "the smell was dreadful." Another person, who had resided there five years, says, "the drain goes under the house, and communicates with the cesspool; it goes into the open ditch; they are greatly annoyed by it; the smell is much worse since the railway wall was built; on Sunday last the smell was so bad all day that they could scarcely bear it; it was enough to knock them down; some of the other houses are worse than her own; they formerly lived in one, and were obliged to leave owing to the smell; her landlord is anxious to do all he can."

The wall of the Railway Company was built last summer; and yet nothing has hitherto been done to relieve the inhabitants from the evils to which they are exposed, not only in consequence of the poisonous effluvia of this huge cesspool driving into the houses whenever the windows and doors are opened, but from the constant ingress of the foul air into the interior of the dwellings by the drains. One fact struck me as illustrative of the insurmountable obstacles which the poor when left, as in this instance, to their own efforts, encounter in their attempt to relieve themselves from these and similar evils: a decent woman, with several children, being anxious to obviate the overpowering stench, informed me she was in the habit of allowing as much water as possible

sible to run into the house drain; now this drain communicated with the privy, and the direct consequence of the better supply of water lately given to this neighbourhood, was, by thus diluting the soil and carrying it into the open ditch, to aggravate the mischief to this poor woman and to all her neighbours. It is obvious that so long as this open ditch or cesspool remains, so long will the inhabitants suffer in their health and comfort.

Within a recent period another serious nuisance has been added in the shape of a lay-stall or dust-yard, which has been opened in Cambridge-place, within 30 or 40 yards of the fine new Industrial School belonging to the workhouse. On my first visit, I observed in this yard the usual collection of dust, vegetable refuse, pigs, &c. ; and, after the interval of a month, the various processes of unloading, sorting, and sifting the refuse were actively going on. The time and the place of establishing this decided nuisance are worthy of a passing notice. During the prevalence of cholera several instances occurred both in London and the provincial towns, showing that lay-stalls are dangerous to the public health during the presence of a great epidemic, as they are known to medical men to increase in ordinary times the amount of fever and other sickness; so decided was the conviction of this truth, that in some localities attempts were made by the local authorities to obtain by legal means the suppression of such establishments; and in the case of the Paddington lay-stalls, a verdict was obtained by the guardians against the owners. If such depôts of town refuse be generally noxious in inhabited neighbourhoods, they become much more so when located in the vicinage of large public establishments. And yet two years after the occurrence of cholera, and after the Legislature have placed in the hands of the guardians ample powers for the suppression of such great nuisances, as if to demonstrate the uselessness of such machinery, a lay-stall is opened (I was informed within the last two months) beneath the very walls of a large metropolitan workhouse, and within a stone's throw of a new training and industrial school with probably 200 children.

The existing state of things in Agar Town is the more remarkable, because by the exertions of an active inspector of nuisances, appointed in 1849, much good was effected. Mr. Holl, registrar of births and deaths, and who held the office of inspector of nuisances for a few months, says that by his exertions a great improvement was effected; that he received many applications from persons complaining of nuisances;

sances ; that in many instances pigs were removed, the magistrates always granting the necessary order ; and that he still continues to receive, more than 12 months after his services were discontinued, applications and complaints of nuisances, which he is unable to remove. Mr. Holl states, that the bad parts of the district, Agar Town, Paradise-court, &c., are in as bad a state as ever ; and that the drainage and filth remain as formerly : the improvement as to the supply of water to Paradise-court has already been noticed.

CHURCH-LANE, &c., ST. GILES'S.—Accompanied by Mr. Lloyd, house-surgeon of the Bloomsbury Dispensary, I visited on April 24 last, George-street, New-street, Church-lane, Carrier-street, and the various courts and alleys connected with them. We entered a large number of houses and questioned numerous persons as to the actual condition of their dwellings, and of the district generally. The result of these inquiries, and of my own observations, induce me to state, that at the time of my visit, there was scarcely any appreciable improvement in the sanitary state of the locality.

Scavenging.—The scavenging is performed in a most insufficient manner. In a small back yard in New-street I observed a large dust-bin or midden quite full of dust, vegetable refuse, &c. : it is used by several houses, and is not emptied more frequently than once in three or four weeks. At the top of a narrow alley in Church-lane I saw an old hole full of excrement, and sickening to the smell. In this alley are four small dark huts, or single rooms, black with filth, crowded with children and adults. In one of these hovels, in which I could not stand upright, was a poor woman cowering over a few embers in the cold stage of ague, a girl with fever, and, standing at the door, a man who was attacked with typhus last January, had been three months ill in the workhouse, and although discharged, was still ill and ailing, and his eye-sight so much affected from the fever that he cannot go up any scaffolding, and consequently is unable to get work.

The scavenger cleanses Church-lane, &c. daily. The people state he does not go into the alleys and courts, and will only remove the dust, &c., when it is placed in the street. They have complained that “the dust and filth are unbearable,” but the scavenger says in reply, “it is no business of his to go into the courts.” In Church-street I found a scavenger at work, who stated that “he goes into all the courts in Church-lane where there is a thoroughfare and
where

where there is room for a wheel-barrow ; that there are some courts where he does go daily, and even three or four times a day ; that he makes no demand for this ; that he does not go into the passages, having no orders to do so ; to do this would require another man ; takes out about three cart-loads daily from the lane ; is employed by the parish." This man added there were three houses in Carrier-street which had been lately done up, but that no dust-bins had been provided. As to the streets, the paving is in some of them in a bad state, there being holes and inequalities filled with filthy water, thus adding to the general discomfort.

Many of the houses in the district are at present unprovided with privies ; in other instances the supply is totally inadequate to the large number of persons.

Water Supply.—The supply of water is most defective ; many of the houses have no supply at all ; others obtain water from pumps, and some from pipes. Those who have no supply either get water from the neighbouring pumps, which thus, it is affirmed, are rendered unequal to supply those who have a right to use them (as in the case of New-street) ; or they have to buy it, or obtain it from public-houses, the landlords of which require beer or spirits to be purchased in return.

Interior of the Dwellings.—Having entered many of the houses, I can fully confirm the statement of Mr. Lloyd, the surgeon, that although some lime-washing has been done, "it is totally insufficient ;" some of the rooms and staircases were black, and appeared as if they had not been properly cleansed for years. The ventilation is also most defective, and the rooms enormously crowded, so that the atmosphere within them is most offensive. In one room of a house in George-street, where two children had lately had typhus, 10 people sleep at night ; the allowance for each being according to measurement, 120 cubic feet for each ; a space utterly incompatible with health. I saw other rooms much more crowded, containing 18 or 20 people.

In this district there has been of late years a large amount of ague, to which I shall subsequently refer.

JACOB'S ISLAND.—The existing condition of this miserable district is most deplorable, and, with the exception of some of the houses having been supplied with water, all remains in the state described in the Report of the Board of Health on Cholera.

On the 1st day of my visit (April 28, 1851), the water in the mill-stream was low, so that the muddy banks were uncovered to a considerable extent. Many privies overhang the stream, and I saw a large quantity of excrement lying on the mud; the water was filthy and green, and poisonous gas was bubbling up on the surface. I found on this and a subsequent visit, that many of the poor are still compelled to use and even drink this horribly polluted water; others obtain a supply from the public-houses, or from the charitable supply provided through the instrumentality of Mr. Walshe, who acted as medical inspector during the cholera. Some of the poor people stated that on complaining to their landlord of the want of a proper supply, they were told that the water of the ditch was good enough for them.

Some of the houses are in a filthy condition, and require thorough lime-washing and cleansing.

The state of health of the locality is unsatisfactory. Mr. Martin, the medical officer of the district, had a decided case of Asiatic cholera about a fortnight before my inspection; and at the same time there were eight or nine cases of diarrhœa. Five deaths from scarlet fever had also taken place in two houses in Williams-square within the few preceding weeks. It will also afford some idea of the fearful state of this place to state, that Mr. Martin pointed out to me one spot from which, in 1849, he could see nine houses, in each of which there was a cholera corpse. It is certain that until the tidal ditch, with all its concomitant evils, be removed, and a sufficient supply of good water be provided, the health of the inhabitants will suffer severely.

“THE POTTERIES,” KENSINGTON.—With the exception of the somewhat improved water supply, I found on visiting the Potteries, that the sanitary condition is as defective as in 1849. My examination fully corroborates the statement of Mr. Frost, the medical officer of the district, who says “the pigs remain, but in diminished number; ‘the Ocean’ remains in the same state as formerly; and the process of fat boiling is continued as usual: on the whole, the sanitary state of the Potteries is quite as bad, if not worse, than it was before the cholera; indeed, the whole parish remains unimproved.” I found the roads in a very bad condition, full of deep holes and ruts, with so much mud as to render some parts scarcely passable.

Standing by the side of the National School, I found the stench arising from “the Ocean” most oppressive; the water

is saturated with putrid organic matter, proceeding partly from the numerous pig-styes which empty their contents into the pond, and partly from the many dead animals which are thrown into it. I counted the bodies of 12 pigs, and the schoolmaster informed me he had seen 20 dead animals at one time in "the Ocean." This person stated, that owing to the foul effluvia they could not open the school-room windows which face the water, when the wind blew from that direction.

Water Supply.—The water supply is still most defective; many of the houses having none, so that the inhabitants are compelled to buy it of a person who has a pump. One poor woman stated that she paid 1s. 8d. a quarter, and that it was a great drag to carry it home. Another woman said, that they had the water delivered to them, and that having also a pony they paid as much as 1s. a week.

JENNINGS'-BUILDINGS, KENSINGTON.—I beg to call the notice of the General Board to the evidence of Mr. Woodcock, the unpaid district visitor of Jennings'-buildings, appended to the present Report, as it places in a strong but not exaggerated point of view the miserable and neglected condition of this place. Accompanied by Mr. Woodcock, I carefully inspected the district on May 8th. I found the few public dust-bins which are provided overfull, and according to the statement of several of the poor people they had not been emptied for nearly three weeks. In one place I saw a large heap of refuse vegetable matter lying in the roadway opposite the houses; and on a subsequent visit (May 12th) (when I was accompanied by Mr. Baillie Cochrane, M.P., and two other gentlemen), the heap still remained.

State of the Houses.—According to Mr. Woodcock many of the houses are in a very filthy state, and want lime-washing and cleansing; and this I found to be the state of several that I entered. The total population of the buildings, according to Mr. Gorham, the registrar, was, at the taking of the present census, 848; the number of houses 68, giving an average of $12\frac{1}{2}$ to each house. Some of the houses were found to be much crowded: thus in one house with four rooms there were 23 persons, in another 23 persons, of whom 12 were in one room. As the rooms are sub-let and occupied by a succession of lodgers, there is no doubt that occasionally, and especially in the winter, the overcrowding much exceeds what is here recorded.

Water

Water Supply.—The supply of water is most defective; many of the houses are unprovided, the inhabitants either having recourse to public pumps, the water of which is hard, and sometimes fails, or begging a supply from their neighbours. The women make great complaints, and one, having several children, estimated her loss, owing to the hardness of the water, and the consequent expenditure for soap and soda, at 6 *d.* weekly, or 1 *l.* 6 *s.* per annum.

State of the Privies.—It is impossible, by any description, to convey an idea of the horrible condition of the few privies that are provided for this large population. Many of the houses are altogether unprovided; one young married woman said there was no privy for the house where she lived, and consequently she was obliged to use the common convenience described below, adding that “it was a shameful thing.” Another person said he lived in Cooper’s gardens; that there was a privy for the back rooms, but that it was locked up, and he had a front room. Some time since it appears a public privy was provided; but owing to gross neglect, it is in a most disgraceful state, the whole area being, at the time of my visit, covered deeply with excrement, and emitting so foul a stench as nearly to induce vomiting. To this place there is no outer door, and in this horrible state men, women and children are compelled to resort to it in common. Mr. Woodcock may well say this place “is a disgrace to any civilized community.” In another part was a second privy, open, and in a most foul condition; in other courts and roads excrement was lying about, producing altogether a most loathsome appearance, and poisoning the atmosphere with that peculiar stench which, when permanently present, is always accompanied with a large amount of disease and mortality.

On the whole, the state of these buildings is as bad as it was in 1849, a conclusion confirmed by Mr. Guazzaroni, the medical officer of the district. The inspector of nuisances was dismissed a year ago, and yet, whilst he was in office, the condition of the place was, according to the experience both of the surgeon and of Mr. Woodcock, the district visitor, decidedly improved. The latter, in a letter, says, “The deaths from cholera in the buildings were about 30 during the short time it was there; it was wonderful, after medical skill had exhausted itself, to see how soon the disease abated when the houses were limewashed, the sewers and privies cleaned, and the locality washed by the parish engine.”

Mr.

Mr. Woodcock states that he has made representations to the local authorities, advising that the houses should be lime-washed, and other necessary improvements effected, but without success : he adds, "What is wanted is constant supervision ; if a complaint is made, the place is cleansed for a time, and then again neglected."

This district affords a very instructive example of the benefit attending suitable sanitary arrangements. In the immediate vicinity of Jennings'-buildings, indeed, as to position forming a part of them, is a row of houses having a good supply of water, and provided with all proper conveniences ; they are inhabited by English workmen, laundresses, &c. During the cholera not one of these people died, nor was there any serious case ; and the registrar states there is no comparison as to the amount of mortality, few persons having died since the houses were erected.

TINDAL'S-BUILDINGS AND PHEASANT-COURT, GRAY'S-INN-LANE.—Tindal's-buildings, Pheasant-court, and the courts adjoining, were notorious, during the cholera, for their filthy state, and for the ravages of the epidemic. The records of the London Fever Hospital show that these localities still remain the nests of pestilence, whilst my inspection demonstrates that all the causes indicated by the medical officers in 1849 as giving intensity to cholera, remain to develop, if not to originate, the attacks of typhus. From the register of admissions into the London Fever Hospital, it appears that from February 18th to May 31st, no less than 67 cases of fever have been removed into the hospital from the courts in Gray's-Inn-lane alone ; eleven being from one house in Pheasant-court, and the applications for admission continue to occur daily.

On visiting Tindal's-buildings, two poor but respectable women assured me, that within two months as many as 20 cases of fever had occurred in the house next to where they lived, and that for one fortnight patients were being removed daily to the workhouse and Fever Hospital. Almost incredible as this statement may seem, it does not surpass what happened in 1849, when in one house in Tindal's-buildings, according to the evidence of the medical officer, not fewer than 15 or 20 cases of cholera occurred. On visiting this court I found that to a superficial observer the place might seem to have been improved ; the court was flagged, and, as high as the first floor, the outside walls had, at least in the upper half of the buildings, been whitewashed ; but in the interior of the houses all was foul and filthy. The following
description

description may be taken as a specimen, though it is by no means one of the worst ; indeed this dwelling is one of a somewhat better class, occupied by tenants who comparatively may be called permanent, and who are somewhat limited as to numbers. The interior generally is dirty, and requires efficient limewashing ; the privy, as is usual in these Buildings, is placed in the cellar ; on descending the stairs a foul privy stench was perceived, and which must pervade the house ; the floor of the cellar, being beneath the level of the main sewer, cannot be drained, and, to rectify this, the occupier has dug a hole, close to the water-butt, to receive the filthy liquid, and which he can only get rid of by baling. In one corner of the cellar laid a heap of dust, cabbage-leaves, and other refuse, at least half a cart-load in amount, and which, owing to the neglect of the dustmen, had been accumulating since Christmas. From the privy a short drain leads directly into the main sewer, and, as there is no trap or other contrivance, the foul sewer air must be constantly pouring into the house ; close to this horrible privy stands the water-butt, for the supply of 20 persons, uncovered and open at the top, and thus allowing the water to absorb the poisonous gases incessantly escaping at the privy ; the butt itself is so decayed that the water leaks away, to remedy which defect, as the landlord will do nothing, the poor woman of the house has provided a small old tub. The removal of refuse appears to be systematically neglected ; at least in every house that I entered here, and in Pheasant-court adjoining, there was a heap of dust, vegetable matter, &c., and which the poor people informed me the dustmen, though urgently requested, would not remove. All the houses are crowded, some inordinately so, as many as 20 persons having been known to sleep in a single room on straw and shavings ; it is in these, the lowest class of common lodging-houses, where typhus especially prevails, as cholera did in 1849. Even in this miserable place, where some attention has been paid to sanitary precautions, the amount of sickness has diminished ; thus, a certain house was for a time kept in a cleanly state and excessive crowding prevented, when, as I was assured by one of the neighbours, the fever was prevented, whilst, on a change of landlords occurring, all being allowed to relapse into filth and over-crowding, fever and sickness reappeared. The result of my inspection reveals the source of the prevalence of fever in these courts, and shows that essentially they remain in the same condition as in 1849, when the medical officer thus described them : “ They are

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in a very filthy state; the houses have a bad stench; they are inhabited by the refuse of society, and are the lowest class of common lodging-houses; nothing short of closing them would be of service."

INTERMITTENT FEVER IN ST. GILES'S.—The attention of the General Board of Health has been called by Dr. Pidduck, physician of the Bloomsbury Dispensary, to the large amount of ague that has occurred in Church-lane, St. Giles's. From the evidence of Dr. Pidduck and of Mr. Lloyd, appended to this Report, it is evident that, in some instances, the individuals attacked had not quitted London; so that, in these cases, the disease was generated on the spot. It further appears that, although occasional cases of ague have been seen at the Bloomsbury Dispensary for at least 14 years, the number has decidedly increased during the last three years, younger persons also having suffered. No person is known to have died of an attack. Many persons who, in the autumn, have been engaged in hop-picking, potato-digging, &c., in Kent and Essex, and who then escaped the fever, have been attacked five or six months subsequent to their return to St. Giles's. Mr. Lloyd says, "The cases occur in the worst class of houses; all of them come from Church-street, George-street, Ivy-lane, and other streets adjoining; these are all close together; he could throw a net over the whole affected locality." This is an important circumstance, and indicates that the cause of this ague is, as usual, endemic. Dr. Pidduck inclines to the opinion, that the increased quantity of vegetable food used by the poor of this district may be connected with the occurrence of this fever.

The fact of ague thus originating in the centre of London is important, and should command attention. Dr. Watson says, "In Sydenham's time they (agues) were very frequent and very fatal indeed in this metropolis. James I. and Oliver Cromwell both died of ague contracted in London. At present we seldom see them; except in 1827, I have never, since I have been in practice, known ague to be at all prevalent here. This comparative freedom from malaria is mainly owing no doubt to the improved character of the draining and sewerage." From the few inquiries I have had an opportunity of making, it would appear that intermittent fever still originates in London more frequently than is generally suspected. When inspecting the district of Saffron-hill two years ago, Mr. Whitfield, one of the surgeons of Holborn Union, stated to me that in former years, when Fleet-ditch

was

was uncovered higher up than at present, in the direction of Cold Bath-fields and Bagnigge Wells, ague was of frequent occurrence; but that since the ditch had been covered over, he rarely or never saw any cases of ague that had originated in the neighbourhood itself, though imported cases, especially among the hop-pickers, were common. Mr. Hunt, a gentleman in practice in Bedford-square, attended a well-marked case in a man of 80, residing in Coleman-street, City, and who had not been out of London. Mr. Martin, of Bermondsey, has seen, especially during the last three years, many cases of imperfect ague and brow ague in persons who had not quitted the locality: there are some few marshy places within half a mile of this gentleman's district. Mr. Marson, the resident surgeon of the Small-pox Hospital, states that some cases occurred when the Regent's Park was made, and, subsequently, in that district. He also says that there were several attacks among persons resident in the vicinity, when the St. Katherine's Docks were excavated. Mr. Pilcher had a case of true ague in a young man, living in King William-street, City, but who had been all day at the London Docks. I have been informed that Dr. Hue mentioned formerly in his lectures, that ague prevailed in the vicinity of Grays'-Inn-lane.

The general inference from these limited instances is, that ague, when it does occur in London, arises in badly drained and damp localities, and is obviated by the removal of these causes.

As there are two model lodging-houses in the immediate vicinity of Church-lane, namely, in George-street and Streat-ham-street, it was important to ascertain if any of the inmates had suffered from the intermittent fever which has prevailed so immediately around them. On inquiring of the superintendents, I was informed that not a single case of ague or typhus had occurred among the inmates, amounting to 343.

Examination of the Model Lodging-houses of London.—The model buildings of London consist of three different classes as to the persons who are received: the first kind are those where provision is made for families; the second for lodging single men; and the third for single women and widows. Even in this bare enumeration one of the most fundamental improvements effected by these admirable institutions is incidentally noticed, the due and proper separation of the sexes, distinct establishments being provided for each;

whilst in the common lodging-houses of London and other towns, all are huddled together without attention to age or sex.

The establishments actually in operation, all of which, with one exception, I have visited, are as follows :

1. George-street, Bloomsbury, for 104 single men.
2. Streatham-street, Bloomsbury, for 48 families.
3. The Model Buildings, Bagnigge Wells, for 23 families and 30 aged women.
4. The Renovated Lodging-house, 2, Charles-street, Drury-lane, for 82 single men.
5. Metropolitan Buildings, Old Pancras-road, for 110 families.
6. Metropolitan Buildings, Albert-street, Buxton-street, Spitalfields, for 60 families and for 234 single men.
7. Soho Chambers, Great Compton-street, Soho, for 123 single men.
8. An establishment in Westminster, which I have not visited.

The four first establishments belong to the Society for Improving the Condition of the Labouring Classes ; the fifth and sixth belong to the Metropolitan Association for Improving the Dwellings of the Industrious Classes ; the seventh was established, as I was informed, by the rector of the parish and some private gentlemen ; and the eighth was founded, I believe, by Lord Kinnaird. In addition to the above, the Thanksgiving Model Buildings, Portpool-lane, Gray's-inn-lane, for 20 families and 128 single women, with a public washhouse, is nearly completed by the first-named society ; whilst the second association have taken 12 houses in Pelham-street and 10 in Pleasant-row, Mile End Town, and, having improved them, have let them to families, all the dwellings being occupied.

It is obvious that, with reference to the present inquiry, the classes of inmates which afford the most trustworthy data for comparison are those who are permanent tenants, that is, the families and aged women ; as the single men (at present no young single women are lodged) come under the head of nightly lodgers, they change too frequently to give certain results. As the value of these comparative investigations must further depend on the number of individuals comprised in them, it is proper to give the number of these permanent inmates, as ascertained at the date of my visit :

	ADULTS.	CHILDREN.	TOTAL.
Metropolitan Buildings, Old Pancras-road - - - - -	219	362	581
Streatham-street, Bloomsbury -	100	140	240
Metropolitan Buildings, Albert-street	117	144	261
Model Buildings, Bagnigge Wells -	76	80	156
Total permanent Inmates -	512	726	1,238

As in the lodgings for single men, although there are frequent changes, yet many of the inmates remain for a considerable period, it may be proper to give the average numbers they contain :

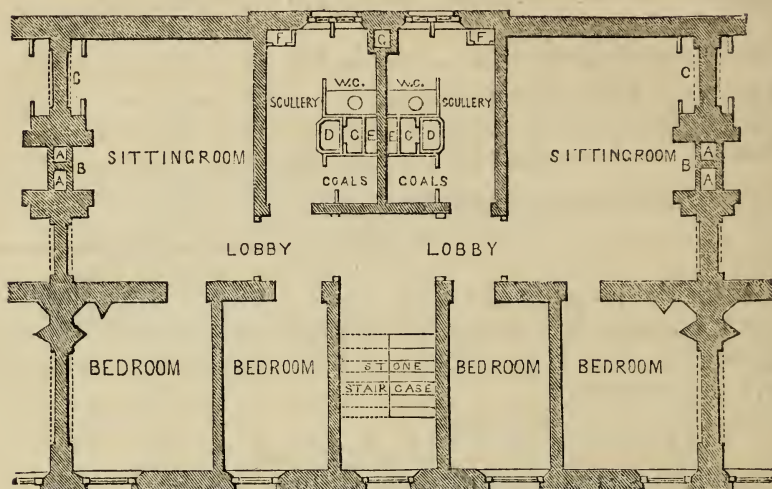
	Single Men.
George-street, Model Lodging-house -	103
Charles-street, Drury-lane, ditto -	82
Soho Chambers - - - - -	120
Metropolitan Chambers, Albert-street -	120
Total Single Men -	425

Sketch of the Model Establishments for Families.—In order properly to appreciate the importance of this inquiry, a brief description of the model establishments and of the advantages they secure to the industrious classes is requisite. The tenements provided for families consist of sets of rooms, and comprise the following accommodation :

1. A separate entrance.
2. A sitting-room, provided with a range, having a fire-place, boiler and oven ; and a cupboard or two.
3. One or two sleeping-rooms. In Streatham-street there is, in addition, a closet for a bed out of the sitting-room.
4. A scullery, containing a sink, a meat-safe (separately ventilated), a coal-closet, a dust-shaft, a water-cistern, a water-closet.
5. The use of a washhouse and drying-ground. The Albert-street establishment has baths.

The accompanying plan, showing two sets of apartments
B 2 in

in the establishment at Albert-street, will serve to illustrate the descriptive details.



PLAN OF TWO DWELLINGS FOR FAMILIES.

AA, Flues for vitiated air.
 BB, Ranges with boiler and oven.
 CC, Closets.
 DD, Sinks supplied with water from a cistern
 over the coal closets.

EE, Spaces for soil, gas and water pipes.
 FF, Meat safes.
 G, Dust shaft.

The rents vary from 5s. to 6s. a week. The tenants of these dwellings have the use of the baths and washhouses at moderate charges, also of the library and reading-room.

The above dwellings for families, and also the building for single men, are the property of the Metropolitan Association for Improving the Dwellings of the Industrious Classes, which is incorporated by Royal Charter.

All these places are ventilated by openings into the chimney, and through the outer walls, guarded by gratings, and capable of being closed at will; in Streatham-street the water-closet is ventilated by perforated glass; in Albert-street flues for vitiated air are constructed at the back of the chimneys of the sitting-rooms, but without communicating with them, and an opening leads from the top of the sitting-room into the flue or duct. With the exception of the Bagnigge Wells Buildings, where, owing to peculiar circumstances, the ordinary and more economical construction by flats was departed

departed from, the entrance to the separate sets of apartments is usually by common staircases; in Streatham-street the approach is by an open gallery, and each set has an entrance lobby. The buildings are lofty, have sash windows, and present an imposing appearance.

Although it is the wish of the societies to interfere as little as possible with the inmates, it is obvious that, for the common good of all, some regulations are required. The following are the rules for the Metropolitan Buildings, Old Pancras-road:

1. The rents to be paid in advance, and will be received on the Saturday evening after six o'clock, or at any hour on the Monday till 10 o'clock P.M.

2. No arrears of rent will be allowed.

3. The stair and passage leading to the apartments must be cleaned and whitened every Saturday, and swept every day during the week. This shall be done by the respective tenants alternately, or a charge of 4 *d.* will be made for cleaning the same.

4. The windows of the apartments must be kept in perfect repair as far as regards the glass, and no flower-pots be exposed at the outside without sufficient protection; neither shall any clothes or unsightly objects be exposed.

5. The children will not be allowed to play on the stairs, in the passages or drying ground.

6. Complaints having been made that clothes'-lines are hung in the drying ground before the parties owning them are actually ready to use them, it must be understood that this will not be allowed, and that they can only be put out when actually required for use. They must also be taken in as soon as done with.

7. No carpets, mats, &c., can be allowed to be beaten or shaken after 10 o'clock in the morning.

8. Drunken or disorderly tenants will receive immediate notice to quit.

9. All chimneys in constant use, will be swept at least once every three months, and for this, a charge of 4 *d.* per chimney will be made, to be paid to the collector.

I proceed shortly to consider these arrangements, so far as they bear on the present inquiry. And first as to the mode of entrance: although there is a staircase common to several sets of rooms, the provision for cleaning and whitening it, secures perfect cleanliness; and as the work is shared in common, it is not onerous on individuals; thus in Albert-

street, each tenant cleans two flights of stairs, consisting of 16 steps, once a fortnight. The common staircases leading to the rooms of the poor are, on the contrary, in the crowded parts of London, always black, dark, often dilapidated, usually narrow and winding, and in some instances, as I have seen in the late inspection, defiled by excrement or other filth. The separate entrance is essential to privacy and comfort, and is much esteemed by the inmates, forming as it does, each set of rooms into a separate house. It was pleasing to observe that in many instances the tenants had provided brass knockers and door-plates.

Sitting Room.—The living or sitting-rooms are all comfortable, though of course varying according to the size of the apartments, and the means of the tenants: many that I saw were nicely papered; superior fire-irons, prints, book-cases, and various ornaments, are not uncommon: in one room, I observed the large engraving of the trial of Strafford; in another, a series of medallions; many have flowers at the windows; in short, I saw many sets of chambers let for 5 s. or 6 s. a week, and occupied by mechanics earning their daily bread, in which ladies and gentlemen might be well satisfied to dwell. The provision of the range enabling the mother to bake, and supplying abundance of hot water, is greatly valued; it is rare in ordinary lodgings to find a range even when the rent is much higher; thus Mrs. —, now in Streatham-street, had previously a second floor, for which they paid 18 l. a year, but there was no range, only a stove.

Sleeping Apartments.—The bed-rooms are clean, light, and airy, and not only allow of the separation of the sexes, but by preventing or lessening overcrowding at night, powerfully contribute to the maintenance of health. At present, the ventilation is effected either by perforated plates opening externally, or into the sitting-room. As the renovation of the vitiated air of bed-rooms is even more important than that of day-rooms, it would be desirable in future to make air ducts leading from each into such flues as those at Albert-street, which, lying behind the chimneys of the sitting-rooms, are always active: the application of hollow bricks would allow of this arrangement with little or no extra expense.

Scullery.—The conveniences connected with the scullery secure to a family vast advantages, among the first of which is the ample supply of water; it is not only the supply itself,
but

but the mode of it which the tenants so highly value. Even among very respectable families, who so often live in apartments on the first and second floors, where no servant is kept, the fatigue and inconvenience of carrying up all the water, and taking down all the slops, is greatly felt; in the model lodgings the water is forced to the highest rooms, and the dust shaft carries off all refuse. An observant visitor will be struck with the cleanly aspect of the children, owing to the free use of water: one of the tenants said they had a large tub, where all the family in succession thoroughly washed themselves every morning, a thing in itself of great importance as to the maintenance of health and vigour. But in addition to these great advantages, this supply enables each family to have a clean water-closet, a provision, the importance of which, in regard to health, it is impossible to overrate. In all the reports to the Board of Health, to whatever part of the United Kingdom they relate, the bestial state of the privies and their noxious influence on the health and morals of the people, are placed by the inspectors in a prominent point of view. In the metropolis, the evils springing from this source are inconceivable to those who are personally unacquainted with the dwellings of the industrious classes; not only is the state of the privies utterly incompatible with decency, but, as I have ascertained by ample medical evidence, the direct and express cause of a large amount of sickness, and especially of low fever. In support of this position, I may state, that in London, and other large towns, it has been observed by the medical attendants of the poor, that there is always more disease, and particularly fever, in those houses which in a court or alley are, all other circumstances being the same, nearest to the common privies. In the model buildings, all this degradation and suffering are obviated by the provision of proper water-closets.

The only other point requiring notice in this brief sketch, is the provision for the removal of refuse. There is nothing which leads to more discomfort among the poor of London, than the difficulty, or rather impossibility, which they experience in procuring the efficient services of the dustmen and scavengers; many courts and alleys, in spite of the entreaties of the poor inhabitants, are never visited at all by these officials; in none is the scavenging and cleansing performed with that care and efficiency which health and comfort demand. The consequence is, as every one may ascertain by ocular proofs, that in all parts of London, the narrow and crowded courts are strewed with animal and vegetable

vegetable refuse; bye corners are made depôts for every species of filth; and frequently large accumulations take place in the cellars and interior of dwellings. The dust shaft in the scullery, and systematic emptying of the general receptacle, entirely obviate these repulsive evils in the model establishments.

Lodging-Houses for Single Men.—The kind of accommodation provided for single men may be gathered from the following paper and woodcut, published by the Metropolitan Association for Improving the Dwellings of the Industrious Classes:—

THE COFFEE ROOM, METROPOLITAN CHAMBERS, ALBERT-STREET, MILE END NEW TOWN.



“Beds in separate compartments, with locker for clothes, under lock and key.

Large coffee-room.

Reading-room and library.

Kitchen, with use of cooking utensils, and separate meat-safe under lock and key; or, the option of obtaining provisions at moderate charges at a cook's-shop on the premises.

Baths and washhouses. Warm bath, 3*d.*, cold bath, 1½*d.*”

Rent.—Such being the nature of the accommodation, the next important consideration is the question of rent. The societies engaged in this philanthropic object, although not seeking pecuniary advantages for themselves, have well perceived, that if the system of providing comfortable and suitable dwellings for the poor is to become general, capitalists must find in their returns a sufficient remuneration for embarking their money in the undertaking; they have, therefore, in every instance, whether in the case of families or single lodgers, fixed the rent on a remunerating scale. The weekly payments, paid in advance, for families vary according to the number of rooms from 3*s.* to 7*s.*, whilst single men and women pay from 1*s.* 6*d.* to 3*s.* 6*d.* weekly. The evidence appended to this Report, taken indifferently, amply shows that the tenants obtain in these establishments all the advantages enumerated for the same sum or even less than they formerly paid for inconvenient and unhealthy dwellings; a few extracts will here suffice to prove this, and also to show the estimation in which the industrious classes hold these institutions.

Mrs. ——. * Has been here (*Old Pancras-road*) more than three years; rents three rooms; pays 4*s.* 6*d.*; she likes all the arrangements very much, except that she wants the use of a washhouse. (*Note.* This inconvenience is about to be obviated, the directors having taken a piece of ground adjoining for the purpose of erecting washhouses for these metropolitan buildings.) Lived formerly in lodgings; had two rooms; paid 5*s.*; had to go down stairs for water; the privy was foul; they were greatly annoyed by a place at the back where paunches were prepared for tripe, and where butchers, having no place of their own, slaughtered animals; the

* It may be proper to state that in each case the evidence was taken down by myself at the time; the names of the informants are not published, as such a procedure might have given offence.

the smell owing to this was very bad, and the maggots crawled about, so that when she went into their back yard to wash she was prevented, and was obliged to give it up; when they lived in those lodgings, although the smells were so bad, they did not so much mind it; but after they had been here some time she called to see her old landlady, and found the smell so bad she could not bear to remain; thinks if there were another establishment it would be filled; has five children; all the family have good health.

Mrs. ——. Has been here (*Old Pancras-road*) three years; has two rooms and scullery; rent 3s.; finds all very convenient; the range, the boiler, and the water laid on; has heard every one say they like the place, especially those who have families; the arrangements save her a great deal of trouble; she has everything at hand, and has no occasion to go down stairs, except when going out; the baker, butcher, milkman, &c., all call at her door. Before she came had a cottage with two rooms about same size as those she now occupies; paid 4s. 6d.; it was a court in Pancras-road with nine cottages; there were two waterbutts sunk in the ground; the water was sometimes very foul; once they found a dead cat in one of the butts; there was one privy for all the nine houses; it was in a very foul state and very unpleasant for females; knows many people in different parts of London; they complain of the bad smell from the drains, privies, &c.; “it is enough to knock you down; it is really dreadful in some of the houses and lodgings where she goes; she and her family have had good health since they have been here.”

Mrs. ——. (*Streatham-street*). Has three rooms in this establishment, rent 7s.; formerly had a second floor, with two good sized rooms, and a third, not large enough for a bed; paid 18l. a-year; had to carry up all the water; there was a privy, no water-closet; had no range; bakes now; the range warms the room well; had another set of rooms just as above near Red Lion-square; paid 20l. a year; that is the common rent there; the rooms here are fresher and cleaner; used to put out her washing because her health was not good; she and her family have all been much better since they have been here; has now excellent health.

Mrs. ——. (*Streatham-street*). Has three rooms; rent 6s.; could not get as good as these with all the accommodation for less than 10s.

Mr. ——. (*Albert-street*). Has three rooms in the area, pays 4s. 8d.; formerly had a small house with three rooms,
rent

rent 4*s.*; finds this much better, and that it is better to pay 8*d.* more; before he came here he had always bad health every summer; has never had such good health as since he has been here, his friends remarked this; owing to bad health he had got behindhand; since he has been here he gets on better because he can work better, has more strength; many of the houses about here are tumble-down places; the privies are filthy; here the water-closet is a great comfort.

Mrs. — (Albert-street). Has three rooms, rent 5*s.* 6*d.*, “likes them very much because they are clean, quiet, and to yourself. If you are in lodgings and you clean the place, other lodgers may not;” likes these rooms better than a small house; had one with four rooms and a kitchen, rent 7*s.*; she bakes her own bread; in lodgings there is no range; they have always plenty of water, and where there is a family this is very handy; in lodgings you have to carry all the water up and the slops down; they live at the top of the buildings; does not mind this, because she has little need to go down stairs.

Mr. — (George-street). Is a mechanic and a single man; pays 2*s.* 4*d.* a week; has been here four months; lodged 18 months at Paddington, at a clean respectable lodging house; slept in a room with two beds, each with two persons; paid 4*d.* a night; knows a public-house at Paddington where as many as 40 persons have slept, each paying 4*d.*; some two, some three in a bed; likes this place, and thinks no reasonable man can object to the rules.

Mr. — (George-street). Is a tailor; has been here three years; likes it very much; there is every convenience, all that a man can wish.

A. B. — (Charles-street, Drury-lane, Renovated Lodging House). Came here last week from Dorsetshire to seek for a place; likes this much; it is clean and comfortable.

Note.—In this establishment I saw an elderly man in the coffee room, making drawings for sale; he was a poor artist, and had been at this place for a considerable time.

State of Health in the Model Buildings.—In the course of my visits I took every opportunity of ascertaining the health of the inmates, both by questioning them and by information furnished by the superintendents. The general result is most gratifying, and proves beyond the possibility of doubt, that

that these establishments expressly constructed and arranged to secure the health of the industrious classes, have fully answered the hopes and expectations of their benevolent founders. The inmates questioned uniformly stated that they and their families had good health, and several among them added that their health had improved since becoming tenants.

All the superintendents state that the health of the establishments has been extremely good, and that the amount of sickness was remarkably small; they also state that the mothers have repeatedly said that their families had improved in health since becoming inmates.

The establishment at Bagnigge Wells has been open about five years; that in Old Pancras-road was opened in January 1848; Albert-street, towards the end of May 1850; and Streatham-street, June 24, 1850. At the time of my visiting these establishments the total inmates was as follows:—

	INMATES.		
	ADULTS.	CHILDREN.	TOTAL.
Old Pancras-road - - - -	219	362	581
Bagnigge Wells - - - -	76	80	156
Streatham-street - - - -	100	140	240
Albert-street - - - -	117	144	261
TOTAL - -	512	726	1,238

Some deduction must be made from these numbers as regards Albert-street, the rooms of which filled rather slowly; in order to arrive at an average of inmates, the amount of weekly rent has been assumed. With respect to Streatham-street, it was fully occupied in less than two months. I believe that 175 may be fairly assumed as the mean average of 12 months in the former, and 180 for the latter establishment. According to this estimate, there will have been in the last 12 months, in the four houses, with permanent inmates, a population of 1,082. The deaths for the last 12 months, according to the statement of the superintendents, are shown in the following table, to which a column for low fever is added:—

	DEATHS.			FEVER CASES.
	ADULTS.	CHILDREN.	TOTAL.	
Old Pancras-road - -	2	2	4	—
Bagnigge Wells - -	—	—	—	—
Streatham-street - -	- -	5*	5	—
Albert-street - - -	1	1	2	—
TOTAL - -	3	8	11	—

Thus it appears that out of a population consisting of mechanics, workmen, porters, a few clerks, &c., and amounting to 1,082, the deaths have been about 1 per cent. in the year; the general average mortality of England, including all ranks in life, is somewhat more than two per cent. per annum, or more than double that of the four above-mentioned institutions.

In the Old Pancras-road buildings, the deaths from January 24, 1848, to May 31, 1851, a period of three years and four months, amount to 38. For some time there was a defect connected with the water-closets, causing an effluvium, which the tenants had remarked; this was rectified, and the health of the inmates has since improved. If allowance be made for the establishment not being full at the commencement by striking off the first four months, and if the average number of inmates for the remaining three years be taken at 550, instead of the full number 571, which is probably below the truth, the annual average mortality will be somewhat more than 2 per cent. on the inmates.† The mortality in
England

* Of these, three were nurse infants brought into the establishment.

† At first view, this mortality may seem high, especially as compared with that of similar metropolitan establishments. It arises from the greater proportion of children resident in these buildings; 28 out of the 38 deaths having occurred among children under 10 years of age. In 1841, the number of children under 10 years of age living in the metropolis was 424,811, or 21·7 per cent. of the total population; the mortality among these children on an average of seven years being 5·2 per cent. In the Metropolitan Buildings, the number of children was 362, or 62·3 per cent. of the inmates: but the mortality among these children was only 2·5 per cent., so that if the children in these buildings had suffered in the same proportion as the mass of children in the metropolis, the deaths would have amounted to 56 instead of 28. A more decisive test of the salubrity of the establishment could scarcely be imagined.

England and Wales, among all classes was, in 1847, 2·4 per cent. upon the population ; whilst the annual average mortality in the four years 1838-41, was in towns 2·7, and in the country 1·9 per cent. of the population.

Absence of Fever.—It is one of the best established facts of vital statistics, that fever is the surest test of the sanitary condition of a town or locality, and that it affords at the same time the most accurate measure of the amount of preventible disease ; on these grounds therefore, reliable and illustrative evidence has a peculiar value. It was ascertained some few years ago by the excellent and accurate researches of Dr. Duncan, the present Officer of Health of Liverpool, that in the part of that city consisting of the parish of Liverpool, there were about 7,000 cases of fever annually, or 1 in 25 of the working population, an amount which has since, owing as it is believed to the improvements effected by the Local Sanitary Act, been much reduced.

That these low fevers abound in all the poorer parts of London is familiar to every practitioner acquainted with these localities. In my notice of Tindal's-buildings and Pheasant-court, it is stated that there were in the London Free Hospital on 1st May 1851, nine cases of fever which had been brought out of those notorious fever nests ; and that in one house 20 cases of fever had occurred in two months. In those courts the atmosphere is poisoned by the effluvia from foul and neglected privies, from dust heaps, filth and overcrowding ; in short from all the causes known to give intensity to typhus.

From the evidence I have received, it appears that in six out of seven of these model establishments, including the lodging-houses for single men, and containing about 957 persons, there has not been a single case of typhus since they were opened ; whilst in the Metropolitan Buildings, which has been opened upwards of three years, and has an average population of about 550, there has been but one death from low fever ;* so that out of a total of 1,507 persons, one case only of typhus has occurred since these institutions were provided specially to test the value of sanitary arrangements.

Now,

* On a careful examination of this exceptional case, the evidence appears decisive that it was not really a case of fever. The disease commenced with the symptoms of severe bronchitis or influenza, in the progress of which symptoms of low fever came on, an occurrence which is so very common, that the Fever Hospital appropriates a separate ward for the reception of this class of cases.

Now, if for the sake of illustration, the 1,507 of the working population of the model buildings, several of which are situated in the most crowded and unhealthy parts of London, and where, as in Church-lane, fever prevails, be contrasted with the working population of Liverpool, about 60 cases of low fever ought to have occurred annually, and yet there has been but one case from the beginning. It is difficult to conceive of any evidence more significant than this, or more calculated to demonstrate the supreme importance of sanitary principles.

One intelligent tenant mentions a curious proof of the general good health of the inmates: he says, that a druggist, concluding that as at the Pancras-road Buildings a large number of families were collected together, it would be a good speculation to open a chemist's shop in the immediate neighbourhood; this he did, but in 15 months the undertaking turned out such a complete failure that it was abandoned, and the house was converted into a provision shop.

The unusually low rate of mortality here manifested in regard to the past 12 months would not of course be maintained on an average of years; but the facts connected with the establishment in Pancras-road, which has been open upwards of three years, including, it must be recollected, the period of the great cholera epidemic, during which 17,673 of the inhabitants of the metropolis were carried off, indicate that the proportion of deaths where full and efficient sanitary arrangements are actually put into operation, may, even in the midst of London, be as low as in the most favoured parts of the country.

In a document published in 1845, by the Metropolitan Health of Towns' Association, I ventured to use this language:

“By the universal introduction of perfect drainage; by a system of impermeable sewers, through which all the *excreta* of a crowded population may be innocuously conveyed to their destination in the country, there to enrich the earth and to stimulate it to a production rivalling that of the Tropics without its penalties; by the construction of streets with a surface impenetrable to moisture, yet safe for traffic, and which could therefore be daily washed and dried again as effectively and rapidly as a marble hall; by a supply of water, pure, constant, and unlimited, borne along every thoroughfare, and introduced into every dwelling; by the erection of houses according to the most advanced principles of art and science, where the poor man would find in the provision

vision of baths, of water-closets, and of a perfect ventilation, comforts which are now the imperfectly obtained luxuries of wealth; in fine, by the appliances of a knowledge matured far beyond the boundaries of our present limited conception; the sanitary condition of the great centres of commerce will doubtless, in the progress of time, rival, if it do not exceed, that high standard of health which we now regard as the exclusive blessing of our rural districts.”*

The results hitherto obtained from the model lodging-houses have gone far to realize, within the brief period of six years, the anticipations thus expressed in 1845.

That with such advantages as those provided for the tenants of these establishments, there should be a strong desire on the part of the labouring classes to avail themselves of them, especially among married persons with families, is not surprising. Mr. Wood, the Secretary of the Society for Improving the Condition of the Labouring Classes, has informed me, that the Streatham-street buildings were filled in two months after they were finished, and that after receiving more than 200 applications for the 48 sets of rooms, the clerk told the people it was useless to apply further. Similar statements were made by the superintendents of the other establishments, with the exception of that in Albert-street, where, although the rooms occupied by families are, with a few exceptions, full, those for single men are yet but partly occupied.

It is of course obvious that it will be difficult, perhaps impossible, to raise the sanitary condition of the existing poorer class of dwellings in this and other great cities to the above standard. But it is certain, and matured plans, as will be subsequently shown, have been devised by competent authorities for the purpose, that the condition of all existing dwellings could at an expense which, spread over a term of years, would be burdensome neither to the landlord nor to the tenant, be so much ameliorated as to relieve the industrious classes from the larger part of the misery they at present endure; whilst as regards all houses hereafter to be erected, it is certain, with the various appliances now possessed, that efficient sanitary provisions, such as those existing in the Model Buildings, might be secured without interfering with the successful investment of capital.

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* Unhealthiness of Towns; its Causes and Remedies; being a Lecture delivered at the Royal Institution, Liverpool, and the Athenæum, Manchester; by R. D. Grainger, Esq. London, 1845.

An objection is sometimes urged, that the habits of some of the lowest classes of the population are so debased, that even if suitable arrangements were provided, their utility, owing to this cause, would be greatly diminished. I believe this opinion to have no real foundation; that some difficulties would be experienced at first; that careful supervision would be required, is doubtless true; but from the urgent and almost clamorous representations which are made, even by the inhabitants of the most miserable localities, respecting the present wretched condition of their dwellings, and the deep wishes expressed for relief, I feel assured that if an ample supply of water, dust-bins, water-closets, &c. were provided; if the houses were properly cleansed and ventilated, and if due supervision of the whole arrangements were provided, that the labouring classes, even the lowest, would be infinitely elevated in their position, physical and moral.

Moral Results of Model Buildings.—Among those who are well acquainted with the poor, the clergy, religious visitors, medical practitioners, &c., there is a profound conviction that so long as the industrious classes are allowed to remain in their present physical debasement, all efforts made to raise them in the scale of intellectual and moral being must be attended with great difficulty, and in many cases, be entirely defeated. At the first public meeting of the Metropolitan Sanitary Association, the president, the Bishop of London, thus expressed himself: “Moral and social degradation and extreme filth and wretchedness are intimately connected, and something must be done to mitigate the intensity of the latter, before they could attempt, with any hope of success, to remove the former. It was admitted on all hands, that if we desired to raise the poorer classes in the scale of social order, civilization and moral dignity, to elevate them to that state which becomes reasonable beings, accountable agents and servants of God, we must begin by removing those causes which kept them in the very depths of poverty and misery: we must do something to remedy those evils which were caused by the present unnatural state of society, and by the crowding together of a rapidly increasing population in cities and towns.”*

Testimony

* First Report of the Metropolitan Sanitary Association. Second Edition, p. 10.

Testimony of the same character with respect to the manufacturing districts of the north, was lately given on a public occasion by the Bishop of Ripon; and in the course of the present inquiry, individuals personally acquainted with the poor, expressed in similar terms. The Rev. W. H. Ibotson, the incumbent of St. James', Notting Hill, says, "the sanitary state of the Potteries, which is in his district, is very defective; and as a consequence of the physical degradation, the people are debased as to their morals, and obstinately refuse all improvement. He formerly spent much time in the locality, and his curate does so at present; but it is all in vain, and most discouraging; the people love darkness as they love filth." Mr. Woodcock, a respectable tradesman of Kensington, and an unpaid district visitor, to whom great credit is due for the strenuous efforts he has made to improve the physical and moral condition of the population of Jennings' Buildings, says, "It is impossible to expect any improvement in the moral and religious condition of the people so long as the physical state continues to be so degraded; this is his strong feeling."

The experience of the Model Buildings is most satisfactory, and affords a practical illustration of the truth of these opinions. The various superintendents state that misconduct among the inmates is very rare: thus Mr. Candland, of the Pancras-road Buildings, which have been open upwards of three years, states that "the adults are sober and well-conducted; only four cases of misconduct, all drunkenness, have occurred since the opening." Mr. Cunningham, of Streatham-street, says, "That although in the beginning three dismissals took place on account of intoxication, that at present the tenants are all very well conducted; there is no trouble, no annoyance as to management."

Mr. Ware, of Albert-street, says, "The inmates are generally very well conducted." Those who have had an opportunity of visiting these establishments, and of seeing the neat and well-ordered apartments, often ornamented with book-cases, prints and flowers, would anticipate no other results than those here recorded. It is proper to add, that although the majority of the inmates belong to the class of superior mechanics, there are many of the humbler ranks; and that although misconduct renders the offender liable to dismissal, the families and lodgers are not selected in the first instance. Thus Mr. Wood, secretary of the Society for Improving the Condition of the Labouring Classes, states, that when the Streatham-street Buildings were opened, the tenants were
admitted

admitted for the most part according to the order of their applications, not by selection.

Even as regards the lodging-houses for single men, with a changing population, there is distinct evidence to show an improved tone of feeling. Mr. W. Taylor, George-street, after stating that "there are but few cases of misconduct, has little or no difficulty in managing the establishment," adds, "in many instances, men who when they first came were negligent as to cleanliness, have greatly improved in this respect; others who indulged in drink, and some so much so that he thought he must have discharged them, have reformed, and indeed become among the best of the lodgers: the inmates generally retain their situations; many are depositors in savings banks; has known several who have married and done well; does not recollect a case where matters turned out otherwise."

A respectable person who has been four years at the Renovated Lodging House in Charles street, Drury-lane, says, "Several of the lodgers since they have been here have improved in their habits and manners, which he attributes to the well-ordered arrangements of the establishment, and the example set by other of the lodgers who had been in a better state of life; the lodgers of the lower class do not use bad language, or misconduct themselves: the general conduct of the lodgers at present is very respectable indeed; some are day labourers, others mechanics, some sell various articles in the streets, &c., some are coachmen, and others seeking situations."

Among other proofs of the well-ordered habits of the numerous inmates, may be mentioned the remarkably small amount that has been lost by defaulters. Thus the Metropolitan Association for Improving the Dwellings of the Industrious Classes have received 4,387*l.*, and I have been informed at the office, that 10*l.* would cover the loss arising from non-payment of rent. The Society for Improving the Condition of the Labouring Classes had received, up to 31st December 1850, from their several establishments, a total of 5,193*l.*; and according to Mr. Wood, the secretary, not more than 20*l.* has been lost by defaulters.

The evidence of Mr. C. D., a person of superior education and intelligence, on the advantages of Model Lodging Houses, is well worthy of attention.—(*See Appendix, p. 51.*)

GENERAL REMARKS.—The uniform evidence received from the Poor Law medical officers of the metropolis during
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the prevalence of cholera, testifies both to their profound conviction of the evils inflicted on the health of the labouring classes by causes susceptible of removal by sanitary measures, and to their willingness to co-operate with the guardians in effecting the ameliorations so urgently demanded. For the express purpose of facilitating the application of such remedial measures, the Legislature in 1849 amended "the Act for the Removal of Nuisances and Prevention of Contagious Diseases;" and, among other provisions, empowered the guardians to avail themselves of the services of their medical officers to insure the removal of nuisances; to prevent the accumulation of filth; to cleanse, whitewash and purify the interior of dwellings; to remove swine; and, generally, to remove or abate causes injurious to health. The inspection of the several localities noticed in the preceding pages, together with the evidence I have received, has convinced me that up to the present time scarcely any real improvement has been effected in respect to their sanitary condition.

As instances of neglect, the Potteries and Jennings'-buildings, in the parish of Kensington, and Tindal's-buildings and Pheasant-court, in the Holborn Union, may be selected. In all of these localities cholera was very destructive in the late epidemic; in the Potteries there were in a population of about 1,000, 21 deaths; in Jennings'-buildings, the population of which, as taken at the present census, was 848, the deaths amounted to 30; whilst in one house in Tindal's-buildings no fewer than 15 or 20 cases of cholera occurred. The sanitary condition of all these places was described by the medical officers in 1849 as being most deplorable; and yet on examining them in 1851, I found in all directions accumulations of filth and refuse, owing to the neglect of scavenging; the privies filthy, neglected, and often overflowing; the houses in their interior dirty and offensive, and, owing to such a state of things, the people miserable, and suffering from preventible disease.

The case of the Potteries is particularly important, as demonstrating the vast evils following the neglect of sanitary precautions, and the impossibility of rectifying them in the existing state of the law.

It appears from the evidence of Mr. Frost, the surgeon of the district, that although, as usually happens, after the ravages of a great epidemic, the total deaths in 1850 were somewhat less than usual, the infantile mortality was so great that the average age at death was only 10 years and a fraction, thus indicating even a worse state of things than in the
three

three years 1846, 1847 and 1848, when the average age at death was 11 years and 7 months. This is almost an unexampled sacrifice of life; in 1841-42, when Liverpool was the most unhealthy town in the kingdom, the average age at death among the operatives was 16 years, whilst among the gentry it was 43 years, the labouring classes thus losing 27 years of existence as compared with those above them; but in the Potteries, the inhabitants who died last year lost, on the same calculation, nearly 33 years.

It is due to the medical officer of the district to point out that he is not responsible for the neglect which has led to these enormous evils; he has, with his colleagues, made several representations to the Kensington Board of Guardians on the causes of the mortality in the Potteries, but no efficient steps have been taken for their removal; and the consequence is, that although Mr. Frost "sees the evils, he has given up all attempts to rectify them." In connexion with this subject, and as indicating the present defective state of the law, it may be stated that there is in the vicinity of the Potteries a local Sanitary Association, the honorary secretary of which made application to Mr. Painter, the magistrate, to put a stop to the process of fat-boiling, which is carried on in the Potteries, and powerfully contaminates the atmosphere. The magistrate stated, he could not act unless the subject was brought before him officially, that is, by the guardians. So here is an instance in which the medical officer, the party named in the amended Nuisances' Removal Act, certifies that fat-boiling is injurious to health; the magistrate, it is presumed, is ready to act, as he has done in other cases of nuisance; but the guardians refusing to act on the surgeon's certificate, the connecting link is wanting, and the case breaks down.

The case of Agar Town, St. Pancras, where a decided nuisance has been lately established, affords another illustration of the inefficiency of the present machinery.

In the course of this inquiry, the gross neglect of the scavenging was repeatedly brought before my notice by the poor inhabitants. The densely populated state of the alleys and courts of the metropolis, and the occupation of so many of the inhabitants, who are itinerant vendors of fish, shellfish, vegetables and fruit, demand, as the first condition of health and comfort, that the refuse of so large a number of human beings should be promptly and regularly removed; and yet, as the foregoing statements prove, these are precisely the places which are specially and, as it would appear, systematically

tematically neglected, the custom being for the dustmen to leave the heaps till large accumulations have been made, and to neglect the small back courts and interiors of the houses altogether. One of the immediate results of the appointment of official inspectors of nuisances would be to relieve the poor from this enormous evil, and at the same time to obviate one of the most powerful causes of epidemic and infectious diseases.

In connexion with this continued existence of all the great sanitary evils which afflict the poorer parts of the metropolis, it is necessary to state that comprehensive and matured plans for the removal of most of them, and the efficiency of which has not been questioned, have long been prepared by competent and responsible officers. In the official documents of the Metropolitan Commissioners of Sewers, among other important recommendations relating to various parts of the metropolis, plans for the improvement of the following localities, the present condition of which I have already described, have been published.

1. Report of Mr. Gotto, Assistant-surveyor to the Commissioners of Sewers, for the sanitary improvement of Jennings'-buildings, Kensington; dated April 25th, 1849.
2. Report on Church-lane and Carrier-street, St. Giles's, by Mr. Gotto; July 7th, 1849.
3. A preliminary Report on the "Potteries," Kensington, by Mr. Lovick, Assistant-surveyor; 12th March 1849.
4. Appendix to Report on Drainage of Potteries, by Messrs. Austin, Lovick and Cresy; October 1849.

The scope of these plans, and the mode of putting them into practical operation, may be gathered from the following extracts taken from the recommendations contained in that of Mr. Gotto, on Jennings'-buildings:—

1. "That the old sewers and gullies be destroyed and abandoned; that a new system of tubular glazed stoneware main sewer pipe be laid down, and that the expense of this work be defrayed out of the district sewers rate.
2. "That the existing necessities and dust-bins be remodelled, new necessities and dust-bins constructed, and the house-drains laid with glazed stoneware pipes into the main sewer pipes described above; that the expenses thus incurred be paid by the owners as an improvement rate for 20 years.
3. "That the whole of the above works, when in operation, be placed under the charge of the flap-man of the district.
4. "That

4. "That it be represented to the Board of Guardians and to the Paving Board that the public safety demands this place should have their peculiar attention and care; and that under their directions the street paving, repairing, sweeping, washing, and removal of dust and solid refuse should be constantly and unremittingly performed.

5. "And, finally, I have to recommend that the necessary forms of notices be prepared by the solicitor, and presented to the next court; and that when these are ready and approved, the works be carried out."

In Mr. Gotto's plan, the following were the provisions for maintaining the new necessities in a cleanly and proper condition: "New necessities for the use of, and belonging to, a certain number of houses, are proposed to be constructed of hollow bricks, as being cheaper, lighter, and stronger than brick-work. Ventilation will be provided by louvre boards in door panels; and light, by laying rough plate glass to form the roof. A continuous tank of stoneware, similar to the egg shape invert of a sewer, will be laid under the whole length of the seats, with a good fall, at the lowest part of which a valve is placed to flush out the contents through six-inch pipes into the main sewer pipe; an overflow is also provided, so as to admit of the water standing at a certain height.

The necessity and expense of a water cistern is avoided. This simple arrangement will be constructed in such a way that the whole may be under the control of the flap-man at present employed on the district, whose duty it will be to turn on the water into the tank under the seat, and at the same time, to flush away its contents into the main sewer pipes. This operation will be performed once a day, or more frequently in cases of emergency. The stopcock for the water supply, and the valve for the discharge, will be accessible only to him, and thus will be removed daily, by suspension in water, that which now accumulates in a very short time, produces dangerous consequences, is a fruitful source of disease and misery, and requires at short intervals an expensive and disgusting mode of removal."

It appears from Mr. Gotto's report, that the facilities for introducing these comprehensive improvements are unusually great; he says, "few places in the metropolis can be selected, possessing the same local applicabilities, where the drainage is more defective, and such improvement more eminently required.

“Or where greater facilities are afforded for the introduction of a tubular system of drainage.

“And for advantageously organizing the arrangements for distributing the expense to be paid by the parties individually benefited, over a series of years.”

Mr. Gotto estimates that the probable cost would be as follows :—

For the whole of the works proposed to be defrayed by the district sewers rate 261 *l.*; besides this, there would be a charge for each house of 4 *l.* 6 *s.* 5 *d.*, or if the works are done by the Commissioners of Sewers, this would be reduced to 2 *l.* 17 *s.* 6 *d.* per house. “If the principle of distribution of the expenses over a term of years (say 20) be adopted, then, instead of an immediate outlay of 4 *l.* 6 *s.* 5 *d.* per house, if the owners do the work, an average improvement rate of only 4 *s.* 5 $\frac{1}{2}$ *d.* per annum would be required, or about 1 *d.* per week per house.”

This report of Mr. Gotto is dated April 1849, so that ample time has elapsed for the execution of the works recommended. Mr. Grant, one of the surveyors of the Commissioners of Sewers, having been asked within what time Jacob's Island, comprising an area of 50 acres, occupied by upwards of 1,300 houses, might be placed in a good sanitary condition, supposing that he had an order of the Court of Sewers for the execution of the combined works of water supply and drainage requisite for the purpose, replied, “In from three to four months.” It appears, that upon the change of the first consolidated commission, several of these important works were suspended, or were no longer effectively prosecuted, and among the rest those relating to Jennings'-buildings. It may be presumed that, if the cause of the delay were any insufficiency of the existing powers, the Legislature would earlier have remedied them; and that the requisite works might have been obtained by the efficient exercise of the compulsory process against the owners. From whatever cause the obstruction to the execution of the measures elaborated by the Metropolitan Sanitary Commission originated, the effects, as the facts stated in the present report show, have been most disastrous. On the other hand, no one acquainted with the subject can doubt that if these combined and efficient improvements had been put into operation, that a vast amelioration would have been wrought out in this most miserable and degraded locality. If in Jennings'-buildings the improved drainage,
necessaries,

necessaries, and dust-bins had been provided ; if “the whole of the above works, when in operation,” had been “placed under the charge of the flap-man of the district ;” if “the street paving, repairing, sweeping, washing, and removal of dust and solid refuse” had been “constantly and unremittingly performed ;” if all this had been done, it would have been impossible to have found, as I did find, at least a waggon load of refuse lying in one street immediately in front of the houses ; to have seen the few dust bins overfull, and remaining, as the inhabitants stated, unemptied for three weeks ; to have been shown the single public necessary that had been provided, and to which men, women and children were compelled in common to resort, covered in all directions by excrement, and exhaling such horrible effluvia as to induce sickness on approaching it, and so to poison the atmosphere as to prove a nuisance even to the houses in the High-street of Kensington ; it would, in fine, have been impossible for these buildings to have remained, as they do remain, a disgrace to the Metropolis, a nest for every form of destructive disease, and a glaring instance of the impossibility of raising the standard of morality in the midst of physical debasement.

Fortunately, we have not to rest either on bare speculations or on mere assertions, as to what would have been the result if these contemplated, but unrealized ameliorations had been effected. It has been proved in the Report of the General Board of Health on the Epidemic Cholera, that in the Metropolis every efficient sanitary improvement has been followed, as directly as cause and effect, by a corresponding decrease of sickness and mortality. There is no exception to this rule ; it applies to the courts, alleys, and houses occupied by the industrious classes ; it applies to public institutions of every kind ; to prisons, to hospitals, to lunatic asylums, and above all to the establishments specially erected to test the value of sanitary principles—to the model lodging-houses of this Metropolis. In my report on Epidemic Cholera, it was shown that out of 795 persons, inmates of these model buildings, only one had been attacked by the disease ; whereas among the population of London generally, one person in 75 was attacked. In the present report, more precise and extended results are given with respect to the amount of general sickness and mortality in these admirable and elevating institutions, which, although they are susceptible of further improvement, combine most of the requisites for securing the health and comfort of the labouring population—an ample supply of water, a water-closet, a contrivance for the

the immediate removal of dust and refuse, sufficient, clean, and well-ventilated apartments.

Having carefully considered all the facts that have come before my notice in the course of this inspection, I feel bound to state that, according to my experience, resting as it does on a large body of medical and other evidence, the public health in London will never be essentially improved, so long as in the absence of a general and effectual measure, so many of the principal provisions designed for that object are left to the administration of the Board of Guardians. The experience of the last three years has unmistakably proved that these authorities, either owing to the private interests which prevail among them, to the want of the necessary knowledge, or to the pressure of other duties, are totally unfitted to supervise and enforce the ameliorations demanded for the well-being of the industrial classes. It is in vain that the Poor Law surgeons have pointed out the sources of epidemic disease in the courts and alleys of the metropolis; it is in vain that the official Reports of the General Board of Health have established by a mass of facts that has never been equalled and remains unassailed, the great principle that these diseases, decimating, as they incessantly do, the poor, are capable of great diminution, if not with respect to some of them, entire eradication; it is in vain that the Legislature has provided means which, if not in all respects adequate to what the vastness of the evil demands, would at least, if zealously and fairly administered, work great amendment. All these things have been done, and yet the general experience obtained during the cholera, and the partial information acquired by the present inspection, proclaims to all who do not wilfully close their eyes against the reception of truth, that speaking of the metropolis generally, the sanitary enactments of the Nuisances and Contagious Diseases Act have remained, and continue to remain, a dead letter.

It may further be affirmed, as the fixed conviction of all who are actually familiar with the deplorable condition of the poor and crowded districts of London—of the clergy, of religious visitors, of medical men, that to rescue the labouring classes from their profound physical debasement, to save them and their children from lingering sickness and premature death, to lessen crime, to diminish the poor-rates, and to raise the standard of morality and religion, zealous, sustained, and enlightened sanitary measures are indispensable. According to the existing system, when exceptionally any efforts are made, they are prompted by the alarm of
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some great outbreak of disease, or of some temporary pressure of public opinion; some of the more palpable of the evils are for the time removed, and then the unwonted activity subsides, and all relapses into what may be correctly termed the normal condition, filth, misery, and disease.

It is not wished by these remarks to affirm that no efforts have been made by the local authorities in any part of the metropolis; one such instance came to my knowledge during the present inspection, and has been already noticed.

There is also one other point to which I deem it right to allude, the deep feeling of dissatisfaction, namely, which prevails among the inhabitants of the neglected courts and alleys of London. Although there are exceptions, especially in such a case as the Potteries, where the supposed interests of the inhabitants are connected with the preservation of the existing evils, the poor as a body are vividly impressed with the misery they endure, and with the sacrifice of health which results from the foul and unwholesome condition of their dwellings and the courts around them. No one ever visits these afflicted localities with the view of ascertaining their actual condition, without being overwhelmed with statements and complaints from the unfortunate inhabitants illustrative of their sufferings, and of their urgent desire to receive efficient relief.

I cannot close this Report without tendering my thanks to Mr. Gatliff, honorary secretary of the Metropolitan Association for Improving the Dwellings of the Industrious Classes; and to Mr. Wood, secretary of the Society for Improving the Condition of the Labouring Classes, for the facilities they afforded me in the prosecution of my inquiries. To the several superintendents I am likewise indebted for much valuable information.

I have the honour to be,

My Lords and Gentlemen,

Your most obedient servant,

R. D. Grainger.

APPENDIX AND EVIDENCE.

Kensington, Jennings' Buildings.—May 8, 1851. Mr. *Woodcock*, High-street, Kensington.—Is district visitor of Jennings'-buildings. Knows the place well, and constantly visits it. There have been some other visitors, ladies, &c.; but they have given it up, owing principally to the solicitation at their private residences. The system of visitation was brought into operation by the Archdeacon Sinclair; before it, the place was in an awful state, only one privy for the whole buildings.

At present the condition of the buildings is most filthy and neglected. There is a great want of proper privies, many of them are in a very filthy and disgusting state. The smell is most offensive; perceives it in his own garden, which abuts on the buildings. There is one public privy, which is in a most disgusting state; it is a disgrace to any civilized community. Owing to the want of privies, the people, in some parts, throw excrements into the streets. Some of the houses have no privies at all. There are some dust bins; but these are not emptied sufficiently often, and are not in sufficient number for so large a population. At this time they are overfull.

In the streets and courts there are heaps and accumulations of mud, vegetable refuse, &c.; the water also, in these places being obstructed by the accumulations, collects in the gutters.

There is no inspector of nuisances at present. While he continued in office the buildings were kept in a much better state, the filth was swept away frequently, and occasionally the parish engine washed out the place. What is wanted is a constant supervision. If a complaint is made, the place is cleansed for a time, and then again neglected.

Many of the houses are in a very filthy state, and want lime-washing and cleansing. Some are greatly overcrowded; has known 13 or 14 persons in one small room.

It is impossible to expect any improvement in the moral and religious condition of the people so long as the physical state continues to be so degraded; this is his strong feeling. Has made representations to the local authorities, but without success. Advised that the houses should be lime-washed and kept in proper order, and other necessary improvements.

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“*The Potteries*,” *Kensington*.—April 26, 1851. The Rev. *W. H. Ibotson*, Norland-square.—Is incumbent of St. James’, Notting-hill. The sanitary state of the Potteries, which is in his district, is very defective; and as a consequence of the physical degradation, the people are debased as to their morals, and obstinately refuse all improvement. He formerly spent much time in the locality, and his curate does so at present; but it is all in vain and most discouraging—the people love darkness as they love filth.

In his house they experience the inconvenience of the Potteries; after rain in warm weather a disagreeable smell is perceived. His house is about 600 or 700 yards from the Potteries. Is a member of the Local Sanitary Association. Repeated efforts have been made to get rid of the nuisance, but unavailingly, as the guardians will not act. The property is deteriorated owing to this nuisance.

C. M. Frost, Esq.—Is the medical officer of the district of Kensington parish in which “the Potteries” is situated. The pigs remain, but in diminished number. The “Ocean” remains in the same state as formerly. The process of fat-boiling is continued as usual. There is a Local Sanitary Association in the district, and an application was made through their honorary secretary to Mr. Painter, the magistrate, to put a stop to the fat-boiling; but he stated that he could not act unless the subject were brought before him officially, that is, by the guardians. The guardians refused to act on his (Mr. Frost’s) certificate; they will only do so on the application of two householders complaining of the nuisance, and these will not come forward, as they are either interested or intimidated.

The Commissioners of Sewers laid down sewers in the Potteries about two months ago; but they will not allow the houses to be drained into them, because no water is laid on; nor will they allow gulley-holes to be made, because the roads are in such bad order. If the parish would repair the roads then the gulley-holes would be made.

The Grand Junction Water Company have supplied a few houses with water, and they would proceed if the owners would pay.

Gas has been laid on in the Potteries.

On the whole, the sanitary state of the Potteries is quite as bad, if not worse, than it was before the cholera; indeed, the whole parish remains unimproved. In Uxbridge-street is attending five children in one family with typhus; there is a foul privy adjoining the next house, common to five houses.

houses. The privies in Camden-place are foul; there is much sickness and fever there, owing, in his opinion, to this cause; never knew so much sickness as there was a month ago. In Camden-place there are several houses of which the lower rooms are unfit for habitation. In Peel-street is a house enormously crowded with Irish, and fever always prevails in it. It is vain to attempt the removal of these great nuisances, as he has no power, and the guardians will not act. He sees these evils, but has given up all attempts to rectify them. One great defect of the Nuisances and Contagious Diseases Act is the want of a penalty for the removal of a nuisance; this renders the Act inoperative. As an instance, he would mention the case of a man living in Rabbit-row; he kept one or two pigs, and the magistrate having given an order for their removal, which was in this instance effectual, the gentlemen who had exerted themselves to obtain the removal, as a matter of charity, and to prevent him being a loser, gave the man 2 *l.*, a part of which he laid out in buying another pig, which he still keeps.

Church-lane, &c., St. Giles's.—April 24, 1851. Evidence of Dr. Pidduck, Physician to the Bloomsbury Dispensary.—Has lately visited the district adjoining the Rookery, the principal part of which place was removed to make room for New Oxford-street. In the part now remaining, with the exception that the street is better cleansed, there has been no general improvement in the sanitary condition; the state of the dwellings and courts is as bad as formerly. There has been a change in the diet of the poor in this district; less animal and more vegetable food is consumed, owing, as he thinks, to the fact that the amount of bad meat, &c., now sold is less than formerly, greater efforts having been made to prevent the sale of food unfit for use. Thinks that the decrease of putrid fevers which has taken place, and the increase of intermittent fevers of late years, may be owing to this change of diet. It is certain that since the Rookery was pulled down the typhus and petechial fever formerly prevalent has greatly decreased; and yet some of the worse parts yet remain. There has been a large amount of intermittent fever in the district. He has made express inquiries and has ascertained that some of these patients had not been out of London. Saw yesterday a case of ague in a person who had not been out of the district. Has paid considerable attention to the influence of polluted water in inducing intermittent fever, and published observations on “Malaqua” in the “*Lancet*” four or five years ago. Was led to the conclusion

clusion that ague might be caused merely by persons drinking the water of a marshy district.

Influence of Stables.—Has seen much sickness in families living over stables; pulmonary diseases prevail in these dwellings, especially among the children and young persons.

Church-lane, &c., St. Giles's.—Evidence of W. W. Lloyd, Esq., Resident Surgeon of the Bloomsbury Dispensary, 24 April 1851.—There has been some improvement as to internal cleansing by landlords, but totally insufficient. The scavenging is also better done since the cholera; formerly heaps accumulated in Church-lane; at present it is swept daily. There are in the district many common lodging-houses which are in a very bad state; the stairs and walls are very dirty; these houses are in a shocking state, owing to the want of privies and drainage. Saw, last week, the passages strewn with excrement; there is a want of scavenging, and consequently there is a great quantity of refuse, especially in the back yards, which are made a kind of depôt of fecal and vegetable matter. In going into these houses is obliged, owing to the stench, to go first of all and open the window; the people who live in these dwellings actually stink, owing to the fœtid atmosphere in which they live. Some of the common lodging-houses have been improved; others not at all. Occasional cases of ague have occurred during the whole time he has been attached to the dispensary, 14 years; formerly there were few cases, but during the last three years there has been a decided increase; never recollects so many cases. The disease also now attacks persons of all ages, as young as 12; this was not so formerly. Many persons who have been working some time previously in the marshy districts of Kent and Essex, hop-picking, pea-picking, &c., are attacked; but some cases have originated in the district, occurring in persons who have not been out of London at all; is certain of this point. The cases occur in the worst class of houses; all of them come from Church-street, George-street, Ivy-lane, and other streets adjoining; these are all close together; could throw a net over the whole affected locality. Has known no fatal case of ague; but some of the persons go away, and the result is not known. In some the health is affected by the fever; grown-up men and women come to the dispensary year after year with it. The duration of the illness is, on an average, about 10 days; during this time the people attacked usually discontinue their work. Typhus has of late years much decreased in
this

this district, and has been replaced by ague. But continued fever still occurs; saw two cases of it in a common Irish lodging-house; he saw here in one small room nine persons, and the two children lying ill with the fever. His experience leads him to conclude that the neglected sanitary state of the district is the cause of the large amount of fever now prevalent.

Mr. *Robinson*, Clerk to the Guardians of St. Giles's.—Frequent representations have been made by the guardians to the Commissioners of Sewers, urging the necessity of improving the drainage of Church-lane. The Commissioners have made sewers, and are providing a supply of water and pipes, so that each house shall be provided with a separate water-closet. Several owners of houses in Church-lane and parts adjoining have been summoned by the guardians for neglecting to keep their houses in a proper state. There is a separate Paving Board, which has the superintendence of cleansing the streets and courts.

Jacob's Island, Bermondsey.—April 28, 1851. *C. Martin*, esq., medical officer of the district, and registrar of births and deaths.—Improvements are contemplated at Jacob's Island. The Commissioners of Sewers are negotiating with the owner of the mill stream for its purchase, with the view of filling it up; the Commissioners for the improvement of Bermondsey are to contribute towards the expense. Within the last two years, the owners of several houses have supplied water to their tenants from the Water Company. This amelioration is unquestionably due to the public inquiries of late years. Some of the inhabitants of Jacob's Island still use and drink the water of the tidal ditch. Has seen, especially during the last three years, many cases of imperfect ague, shivering, brow-ague, &c.; the latter is occasionally severe, and has occurred in persons who have not quitted the locality. There are some few swampy places within half a mile of this district, but they do not suffer from ague more than elsewhere. In 1849, saw from one of the worst spots of Jacob's Island, nine houses, in each of which at the time there was a cholera corpse. Had a decided case of cholera here about a fortnight ago; the man recovered; there was no bile or urine. Has eight or nine cases of diarrhœa in the island at present. Some of the people are much demoralized. There are hawkers of fish living here, and occasionally, when they have not sold all their stock, these people put the fish which remain into the filthy ditch to keep them moist till the next day.

Agar Town, St. Pancras.—May 9, 1851. Mr. Holl: Is registrar of births and deaths of the district. He was appointed in 1849, by the guardians, inspector of nuisances for the whole parish of St. Pancras; a second inspector was also appointed for a short time. His own appointment closed in January 1850. During the time he held the office, was actively engaged in the removal of nuisances, and promoting cleansing, and by these means, a great improvement was effected. He received many applications from persons complaining of nuisances, &c. In most cases, by conciliatory conduct, he was able to induce the landlords to rectify the evil; in some few cases, had to proceed before the magistrates. In many instances, pigs were removed; found no difficulty in effecting this, the magistrates always granting an order for removal. Whilst in office, found the Nuisances Removal Act sufficient. General satisfaction was given, and even the landlords, when the subject was properly explained, were willing to improve. Since he ceased to act as inspector, he has continued to receive applications from persons complaining of nuisances, but he could not assist them. There is no real inspector of nuisances at this time, nor any means of removing nuisances.

The bad parts of this district, Agar-town, Paradise-court, &c., are in as bad a state as ever; the drainage and filth remain as formerly. The open ditch in Winchester-terrace, receives the drains from the houses opposite. One improvement has been effected in Paradise-court, where, owing to his representations, water has been supplied to the houses.

Finds that there is more sickness and mortality in the filthy parts of his district, where the sanitary state is neglected. Made an inquiry into the deaths of different parts of the district, and found that, proportionally, the deaths were much higher in the parts just noticed; there is considerable infantile mortality, and much sickness.

Metropolitan Buildings, St. Pancras-road.—Mr. Candland: Is collector. Number of sets of chambers, 110.

Classes and Rent.

1. One large room, with conveniences, namely, a scullery, a cistern for water, coal-box, water-closet, dust-shaft, and sink, and kitchen range, 3s. per week.

2. Two rooms, with same conveniences, according to size, 3s., 3s. 6d., 4s., 4s. 3d., 4s. 6d., and 5s. per week.

3. Three rooms, from 4s. 6d. to 6s. 6d. per week.

Total inmates—Men, 108 ; women, 111 ; children, 362 : 581.

This rather less than average.

A registry of sickness and deaths has been kept since August 6, 1849.

No cholera occurred.

From August 6, 1849, to May 31, 1851, the deaths amount to 24.

From May 30, 1850, to May 30, 1851, 4.

Deaths under five years, 10.

Low fever, 1.

Total cases of sickness from August 6, 1849, requiring medical advice, 37.

Sickness from June 1, 1850, to May 30, 1851, 8.

The inmates are very healthy. Has often heard the mothers say that their families were more healthy since they have been here. Many have expressed their satisfaction with the establishment, and that they have more conveniences than they had elsewhere. Some who had left have returned, finding the accommodation better.

As to rank of life, the inmates consist principally of well-ordered mechanics, such as carpenters, painters, jewellers, compositors, printers, &c. ; some few clerks, collectors, &c. The adults are sober and well conducted ; only four cases of misconduct, all drunkenness, have occurred since opening.

All the chambers are occupied excepting three sets ; sometimes they are quite full, and obliged to refuse applications. If it were not that some time is occupied in cleaning the vacated chambers, they would always be full.

The dust is removed regularly twice a-week ; they have to pay 1s. per week, because, by contract, the dustmen are only required to come once a-week.

Mrs. — : Has three rooms ; pays 4s. 6d. a week. Has eight children. They are comfortable here, or they should not have remained ; has been here three years. At first they suffered in their health, which they attributed to a bad smell from the water-closet. This defect has since been removed, and their health has very much improved since ; there is now no smell, or anything to complain of. Before she came here

here had a small house ; knows that they could not have so many comforts elsewhere as at this place.

Mrs. — : Has been more than three years ; rents three rooms ; pays 4*s.* 6*d.* She likes all the arrangements very much, except that she wants the use of a wash-house ; she goes to the public wash-house in the Hampstead-road. Lived formerly in lodgings in this neighbourhood ; had two rooms ; paid 5*s.* ; had to go down stairs for water ; the privy was foul ; they were greatly annoyed by a place at the back where some people prepared paunches, &c., for tripe, and where butchers, having no place of their own, slaughtered animals ; the smell, owing to this, was very bad, and the maggots crawled about, so that when she went into the back yard to wash, she was prevented, and was obliged to give it up. When she lived in these lodgings, although the smells were so bad, they did not so much mind it ; but after they had been some time at the Metropolitan Buildings, she called to see her old landlady, and found the smell so bad she could not bear to remain. She thinks if there were another establishment like this, it would be filled. Has five children ; all the family have good health.

Mrs. — : Has been here three years ; has two rooms and scullery ; rent, 3*s.* Finds all very convenient ; the range, the boiler, and the water laid on : “ has heard every one say they like the place, especially those who have families.” The arrangements at this place save her a great deal of trouble ; she has everything at hand and has no occasion to go down stairs except when going out ; the baker, the butcher, milkman, &c., all call at her door. Before she came here, lived in a small house or cottage with two rooms, of about the same size as those she now occupies ; this was in a court, St. Pancras-road ; paid 4*s.* 6*d.* ; there were no back windows. In the court there were nine cottages ; and for these there were two water-butts sunk in the ground ; the water was sometimes very foul ; on one occasion they found a dead cat in one of the butts. There was one privy for all the nine houses ; it was in a very foul state and very unpleasant for females. Knows many people living in different parts of London ; they complain of the bad smell from the drains, privies, &c. : “ it is enough to knock you down ; it is really dreadful in some of the lodgings and houses where she goes.” Thinks those people would be glad to have such establishments as these. She and her family have had good health since they have been here.

Mrs. ———: Has three rooms; pays 4*s.* 6*d.*; has three children. She likes everything except that there is no copper for washing; used to go to Hampstead-road baths and wash-houses; we found it too far, and could not go on with it; they want baths and wash-houses for this establishment; both she and her husband would be glad to pay for the use of them.

(*Note.*—These rooms are beautifully neat; the sitting-room nicely papered, with good furniture, framed medallions on the walls, books, &c.; this set of rooms is quite sufficient for any gentleman.)

Mrs. ———: Has three rooms; pays 6*s.* 6*d.* Everything is so convenient that she would rather have these rooms than a separate house, as they are let. One great thing is the abundant supply of water; they have a large tub, and they all use it, her husband, self, and children, every morning to wash. She has lived formerly in a separate house and also in lodgings; would rather live here; owing to circumstances, they left the establishment for a time, but they came back again because they preferred rooms like these. Has three children; all the family have good health: “never want the doctor.”

Mr. C. D.: Is a clerk in a public office; rents three rooms in the Model Buildings, Old Pancras-road; pays 5*s.* 3*d.* a week, or 13*l.* 13*s.* per annum. Thinks the rent is too high for the accommodation.

His apartments are at the top of the house, which he prefers, as they are quieter and more airy.

In some of the sets of chambers, the water-closet opens into the sitting-room; this is an objectionable plan. By proper management, and especially by the free use of water, all smell from the closet is prevented. The dust-shaft is a source of annoyance, owing to the upward draught; this is so great, that in the winter the little iron flap plays up and down; and sometimes on throwing down ashes, dust will return; thinks this defect might be rectified by a valve opening downward, allowing the dust, &c. to pass, but preventing all return.

As far as his means of observation extend, and he has made inquiries, the health of the inmates is very good. There has been no epidemic or contagious disease in the buildings; his own family has had good health since residing here. One circumstance which indicates the good health of the inmates came to his knowledge: a friend of his, a chemist and
druggist

druggist, thought that as there were so many (110) families living in the buildings, it would be a good speculation to open a druggist's shop in the vicinity; he took a house in Pratt-street, directly opposite the establishment, where he remained 15 months; but he found the undertaking so unprofitable that he left, having found a successor, who also soon quitted, and the place is now converted into a provision shop.

Viewing the establishment as a whole, it presents many advantages. Among these are—

1. The entire seclusion afforded to each family; this relates to the separate entrance, by which each set of rooms are as quiet and distinct as if they consisted of a separate house in a street; to the possession of a separate water-closet; and to the distinct water supply.

2. The ample water supply.

3. The provision of a water-closet instead of a privy.

4. The facility for the removal of the dust and refuse.

It is a moral good, that the mother of the family having so little occasion to quit her rooms, that constant intercourse and communication or gossiping, which, under the ordinary arrangements, so often leads to quarrelling, is entirely prevented. Each family is distinct; and he has often remarked in his staircase that the doors are always closed. The inmates are very well ordered and conducted. The staircase is quiet, as it is against the rules for children to play there, and the people in this respect are a police to themselves, all being by them kept quiet. The staircase is maintained in a very clean state, the tenants sharing the work in common.

Metropolitan Buildings, Albert-street.—Mr. Ware, Superintendent.

Sets of rooms for families, 60. Let, at this time, 52. Rent, from 5s. to 6s. a week.

Lodgings for single men, accommodate 234. On average, at this time, about 120. Rent, 3s. a week.

The families consist of—

Men	-	-	-	-	58
Women	-	-	-	-	59
Children	-	-	-	-	144
					<hr/>
Total	-	-	-	-	261
Single men	-	-	-	-	120
Attendants and families	-	-	-	-	7
					<hr/>
Total	-	-	-	-	388
					<hr/>

The establishment has been opened for families 12 months, and for single men a year and a half.

The numbers, both of families and single men, have gradually increased; the department for families progresses more favourably than for single men; the families have mostly remained; those who have left, for the most part have done so because they were about taking houses or shops. The tenants (families) are mechanics, warehousemen, custom-house officers, &c. There have been no deaths in the chambers, and very little sickness. The families are very healthy; there has been no typhus or low fever. One woman has died and one child, 15 months, from measles: the former was aged 60. The inmates are generally well conducted, and pay pretty regularly.

Collects the rents of the 12 houses in Pelham-street, and 10 houses in Pleasant-row, Mile End Town. The Association has had these from October 1st last. All the houses are let. The Pleasant-row houses have been drained and cleansed. The number of inmates is not limited.

Mrs. —: Has three rooms; pays 5*s.* 6*d.*; likes them very much, because they are clean and quiet, and to yourself; if you are in lodgings, and you clean the place, others may not; likes these better than a small house; had one near here with four rooms and a kitchen; rent was 7*s.* In lodgings you have to carry all the water up, and the slops down. Finds the rooms pleasant, they are well ventilated; she lives at the top; does not mind this, because she has very little need to go down. She bakes her own bread; in lodgings there is no range. They have always plenty of water, and when there is a family it is very handy. Her family is very well. The common stairs are cleaned in turn; some will not do this.

Mr. —: Is a shoemaker. Has three rooms in area. Formerly had a small house with three rooms; paid 4*s.* Here pays 4*s.* 8*d.* Finds this much better, it answers his purpose better to pay 8*d.* more; has always before had bad health every summer; has never had such good health as since he has been here; his friends have noticed it. Many of the houses are tumble-down places, the privies are filthy. Here the water-closets is a great comfort, &c. From bad health he has got behindhand; since he has been here, gets on better, has more strength.

Streatham-

Streatham-street.--May 31, 1851. Mr. *Cunnington*, Superintendent. Opened in June 1850.

Number of families, 48.

Each set has two or three rooms.

Rent for two rooms, 4*s.* and 5*s.* per week.

Rent for three rooms, 6*s.* per week.

There are three houses with larger rooms, at 7*s.*

Inmates, about 240 ; of these 140 were children.

All the apartments were occupied as soon as they were finished ; several changes have taken place, three owing to intoxication. There have been more applications than could be supplied ; thinks there are at this time as many as would fill another house as large as this. Those who apply say they wish to come because they have heard the apartments are more airy, and with better accommodation altogether ; they complain of many things in their present lodgings, of the filthy state, of the want of all convenience, of the exorbitant rent ; has known a man pay 4*s.* for a moderate sized room, with no conveniences ; for 4*s.* here he would have two rooms, a scullery, water-closet, water-cistern, and a supply every morning ; a dust-shaft ; a range with an oven and boiler ; the use of a wash-house and drying ground ; for this 1*d.* per hour is paid ; hot water *ad libitum*, the use of utensils being provided ; the children have the use of a play-ground. All the rooms are ventilated.

The tenants are principally mechanics, printers, carpenters, carvers and gilders, &c. ; a few clerks, &c. They are all very well conducted ; there is no trouble, no annoyance as to management. Among the adults, no deaths have taken place ; two young infants of the tenants, and three more infants have died. There is very little sickness among the inmates ; there was an attack of scarlatina in the winter, four children ; they wanted no medical assistance. There has been no typhus or ague. Coals are supplied at a fixed price by the society.

Mrs. — : Has three rooms ; rent 7*s.* ; formerly had a second floor, with two good-sized rooms, and a third not large enough for a bed room ; paid 18*l.* a year ; had to carry up the water ; there was a privy, no water-closet ; had no ranges ; bakes now ; range warms the room well ; used to put her washing out, because her health was not good ; she and her family have been all much better since they have been here ; she has now excellent health. Had another set of
rooms

rooms just the same as above ; paid 20*l.* a year ; this in a street near Red Lion-square ; that is the common rent in that neighbourhood. The rooms here are fresher and cleaner.

Mrs. ——— : Has three rooms ; rent 6*s.* ; could not get as good as these, with all accommodation, for less than 10*s.* In King-street, near, they asked, for a kitchen and two parlours, 9*s.* ; the two parlours were little larger, if at all, than her present rooms ; the kitchen was underground ; there was a range, and water laid on. Has good health, and her children.

Model Buildings, Bagnigge Wells.—Mrs. Davies, wife of collector. There are 23 sets of rooms for families, consisting of two or three rooms each.

Rent of two rooms is 3*s.* 6*d.*

Three rooms, 6*s.*

There is a sink to each ; water laid on ; and water-closet ; a separate entrance. There is, for the families, one common wash-house and a drying ground ; so that all the washing is done here. The set of rooms, or houses, are all full ; has many applications for houses from mechanics, &c. There are few changes ; several families have been here from opening, about five years. There are continual expressions of satisfaction from tenants.

There are 30 single rooms for aged females ; rent is 1*s.* 4*d.* a week ; always full. They express themselves grateful for the comforts they enjoy. They have a separate washing-house.

Has been here 12 months in June ; there have been no deaths since ; there has been no case of fever. Has only known one case of sickness ; this was a bad cold among the children of one of the families. The people are well conducted, clean, sober, and industrious ; has only had one cause of complaint on this head.

Mrs. ——— : Has two rooms ; rent 3*s.* 6*d.* ; has six children ; health of the family is pretty good. The set of rooms is on the first floor ; but they have a separate entrance door and staircase. There is a small room, or scullery, where the sink is, and also water-closet ; has a range, a water-closet, and water laid on. Her rooms have back windows, “even in the water-closet.” She has a place provided for coals, which will hold half a ton ; this is the quantity they buy,
and

and she finds a saving by this ; in former lodgings had no place for keeping coals, and so was obliged to buy them by the hundred, which is a dear way. Has been in these buildings five years ; has always lived in London. Formerly had two rooms in Margaret-street, Bagnigge Wells-road ; the rooms were less than those she now has ; paid 5*s.* 6*d.* ; had no range ; there was no scullery or back kitchen as there is here ; there was a water-butt ; the privy was in the yard ; there were bad smells. In her present apartments the water-closet adjoins scullery ; but they prefer it to having one detached, and in common with two or three sets of rooms, because it is kept to themselves ; and having plenty of water there are no bad smells. The water being laid on is very convenient ; as she lives up stairs, this saves carrying water. Has more convenience here than when she paid 5*s.* 6*d.* It would be a great convenience if they could have a small fireplace in the scullery, because, in the summer, the sitting-room becomes so hot with the range ; has been obliged to go down stairs and sit at the door owing to the heat. They are annoyed by the privies of the adjoining houses, they are close under their windows ; but this they cannot complain of, because they do not belong to this establishment. There is a washhouse provided, and also a drying place.

Mrs. — : Has a distinct house with three rooms ; rent 6*s.* ; there is a small yard at the back, where her husband has some flowers ; he is fond of them, and attends to them when he comes in in the evening. Before they came here had lodgings ; paid 4*s.* 6*d.* for two rooms on the second floor ; there was no range or other convenience ; she had to carry all the water up, and all the slops, &c., down stairs. Finds their present house much more comfortable.

(*Note.*—This and the adjoining houses, which are separate residences, have a very neat appearance ; they have knockers, and are neatly kept.)

Mrs. — : Is a widow, and occupies a single room ; pays 1*s.* 6*d.* There is a wash-house and a drying place. Before she came here lived in a single room, and although it was upstairs, paid 3*s.* for it. She had then to go into the yard for water ; and there was no place for washing except the room.

Mrs. — : Is a widow ; pays 1*s.* 6*d.* ; formerly has paid 2*s.* for a single room, and that at the top of the house.

Renovated Model Lodging-house, Charles-street, Drury-lane, opened May 1847.—Mr. *Henry Aldell*, Superintendent.

No. of beds 82.

Generally full.

Charge, by week 2 s., or fortnight 4 s.

For this charge they have soap for personal washing, and salt. The people wash a good deal.

Nightly lodgers are received. Many (25) have been here two and three years.

Some of the lodgers do not like it to be known that they live here ; these are persons who have been in better circumstances ; does not hear of any objection among mechanics as to the name ; they have their letters directed to the house. The lodgers are mechanics, travellers and persons from the country. There is very little sickness ; the doctor very seldom has occasion to come ; considering the time the house has been opened, it can hardly be said there is any sickness. There have been three deaths from opening ; one, an old man, from age ; a second was a man who had been here a week ; he died suddenly, in half an hour, from a kind of a fit ; the third person did not die here ; he was taken to the infirmary ; he was ill when he came to the house. There has been no death the last two years. There has been no case of fever. Has often had more applications than there were beds, as many as a dozen. Has no difficulty in keeping up proper order ; if the inmates do not behave themselves they are not allowed to remain : this has not often happened.

Mr. — : Has been an inmate of the house in Charles-street, with occasional intervals of absence, from the opening, four years ago. Has been engaged in improvements in mechanics. Considering the amount of payment, the accommodation is good. Several of the lodgers have been there nearly as long as himself ; they like the place, and say it is convenient and comfortable. Several since they have been here have improved in their habits and manners, which he attributes to the well-ordered arrangements of the establishment, and the example set by others of the lodgers who had been in a better state of life ; there are rules posted up as to conduct and language, and some have been dismissed, and this may have operated ; but whatever is the cause, the lodgers of the lower class do not use bad language or misconduct themselves ; the general conduct of the lodgers at present is very respectable indeed. Some are day labourers,
others

others mechanics, some selling various articles in the streets, &c. ; some are grooms, coachmen, and others seeking situations. The general health of the inmates is very good. There is always plenty of water for washing ; the rooms are kept clean, but the bed-rooms require more ventilation ; in the morning, some of the rooms with low ceilings are close and oppressive on going into them after they have been occupied.

Model Lodging-house, George-street, opened May 1848.—*Mr. W. Taylor*, Superintendent. Average number of lodgers, 102. Total beds, 103. Per bed per night, 4 *d*.

The beds are always occupied, the vacancies being filled immediately. There must be one or two occasionally empty for a time, because at the end of the week perhaps there are some who cannot pay their rent, and so are discharged. During the last 12 months, as appears from the register, the numbers have always been 102 and 103. There are always more applications than vacancies, five or six to one. Some of the lodgers have been here since the opening, others two years. They seldom change, except when the men go into the country or some distant part of the town. Some few have been dismissed ; intemperance and filthy habits are the two principal causes ; the men leave with reluctance. There are but very few cases of misconduct ; has little or no difficulty in managing the establishment.

The lodgers consist of mechanics of different trades, gentlemen's servants out of employ, persons coming from the country seeking employment, and some few persons of a higher class, having a small income, as clerks, decayed tradesmen, and there are several Irish, about 20 per cent.

There is very little sickness among the inmates, not more than two cases in six months. Cases of a serious character are sent to an hospital. There have been only two deaths in the house since the opening. There has been no case of fever since the opening, nor any case of ague. The surgeon has not been here for the last three or four months. In many instances men who, when they first came were negligent as to cleanliness, have greatly improved in this respect ; others who indulged in drink, and some so much so that he thought he must discharge them, have reformed, and indeed become among the best of the lodgers. The inmates generally retain their situations ; many are depositors in savings' banks. Has known several who have married and done well ; does not recollect a case where matters turned out otherwise.

Mr.

Mr. —: Is a tailor, has been here three years; likes it very much, there is every convenience a man can wish for.

Mr. —: Is a mechanic; pays 2*s.* 4*d.* a-week; has been here four months; lodged 16 months at Paddington, at a clean and respectable lodging-house; slept in a room with two beds, each with two persons; paid there 4*d.* a night; likes this place, and thinks no reasonable man can object to the rules. Knows a public-house at Paddington where as many as 40 persons have slept, each paying 4*d.*; some of the beds had two, and others three people in each.

Mr. —: It is a pity there are not more model houses, as there are more applicants than can be accommodated.

Soho Chambers.—The Superintendent states they can accommodate 125 lodgers and 3 attendants. At this time there are six vacancies, next week they expect to be full. The charge is 3*s.* 6*d.* per week. They are let by the week, and paid in advance. There is a separate enclosure round the beds. There is a common kitchen, a coffee-room, sitting-room, and reading-room; in the winter these are very much occupied, at present not, because the lodgers walk out, &c. There are not many mechanics (20), principally clerks, drapers' assistants, persons with small independence, artists, town travellers, &c. Has heard several of them say that they have paid as much as 6*s.* and 7*s.* a week for lodgings, not so comfortable altogether as these. There is a cold bath without charge. There has been very little sickness, the health has been very good; one person died a fortnight since from consumption, he had been here five weeks, and was waiting to go to the hospital. This is the only death.



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AGAR TOWN, ST. PANCRAS.

R E P O R T

OF THE

PRESENT STATE OF CERTAIN PARTS

OF

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AND ON THE

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BY

B. D. GRAINGER, Esq.

Ordered, by The House of Commons, to be Printed,
13 June 1851.

[Price 6d.]